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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.0583E
Project Title: 850-870 Brannan Street (aka 888 Brannan Giftcenter & Jewelmart)
Zoning/Plan Area: UMU (Urban Mixed Use); 68-X Height and Bulk District
Showplace Square/Potrero Hill Subarea of the Eastern Neighborhoods
Rezoning and Area Plan
Block/Lot: 3780/006, 007, 007A, and 072
Lot Size: 115,973 square feet
Project Sponsor: Steven Vettel, Farella Braun + Martel, LLP
(415) 954-4902
Staff Contact: Jeanie Poling - (415) 575-9072
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PROJECT DESCRIPTION:

The project site is located on the northeast corner of Brannan and 8th Streets on the block surrounded by Brannan, 7th, Bryant, and 8th Streets in the Showplace Square/Potrero Hill neighborhood. The project site contains 9,079 square feet (sf) of retail, 4,910 sf of office, and 409,144 sf of showroom/accessory office, which is categorized by the Planning Department as production, distribution, and repair (PDR) uses. The project site is currently occupied by two buildings and contains no parking. The project sponsor proposes to merge the four parcels into one parcel; include exterior and interior alterations; replace existing on-site PDR uses with office and integrated PDR uses; reduce on-site retail use (except for a project variant, which would slightly increase on-site retail use); and add 31 new parking spaces to be accessed via a new entrance on Decatur Street. With project development, no new space (gross sf) would be added to the project site, but existing on-site space would be reconfigured. [Continued on the following page.]

EXEMPT STATUS:

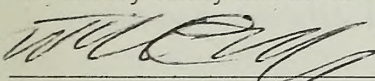
Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

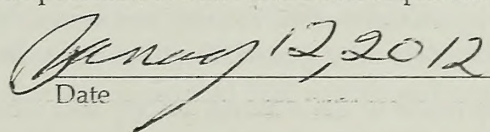
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Steve Vettel, Project Sponsor
Supervisor Jane Kim, District 6
Historic Preservation Distribution List

Corey Teague, Current Planning
Pilar LaValley, Preservation Planning
Virna Byrd, M.D.F., Exclusion/Exemption Dist. List

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PROJECT DESCRIPTION (continued):

The two existing buildings on site completely cover all four parcels and are connected internally. The 850 Brannan Street building is a three-story approximately 40-foot-tall concrete building that was constructed in 1920 and substantially altered in 1944 and 1984-85.¹ It occupies one of the four parcels. It is not listed in the National or California Registers and is not considered a historical resource for purposes of CEQA.

The 870 Brannan Street building is a five-story, 65-foot-tall reinforced concrete building occupying the remaining three parcels.² Constructed in 1917 with additions in 1920, the building and additions at 870 Brannan Street are known as the National Carbon Co. Building. This building is on the National Register of Historic Places and the California Register of Historical Resources. The property is also included in the Planning Department's 1976 Architectural Survey and the San Francisco Architectural Heritage Survey. It is considered a Category A historical resource for the purposes of the Planning Department's CEQA review procedures.

Both the 850 and 870 Brannan Street buildings include a basement level that extends approximately 11 feet below ground level. The basement levels of the on-site buildings are connected.

The proposed project would include interior demolition and new partitions, ceilings, and flooring; new electrical, HVAC, and plumbing systems; and a new stand-by diesel generator. The proposed project would include removal of interior access currently between the basement levels and the atrium of the 870 Brannan Street building; the atrium would be used exclusively by the office uses.

As part of the proposed project, the exterior of 870 Brannan Street would be rehabilitated as follows:

- Preservation and rehabilitation of the historic steel-sash windows on the ground floor of the 8th Street façade;
- Rehabilitation of the historic steel-sash window frame and replacement of the existing glazing for a micro-rub corrugated glass in northernmost tower (second, third and fourth floors) of the 8th Street façade;
- Preservation and rehabilitation of the historic steel-sash windows in the fifth and thirteenth bays (from the left) of the ground floor of the Brannan Street façade;
- Rehabilitation of the historic steel-sash window frame and replacement of the existing glazing for a micro-rub corrugated glass in the easternmost tower (second, third and fourth floors) of the Brannan Street façade;
- Replacement of the existing historic window system on the ground floor level of the westernmost tower for a new fully-glazed storefront on the Brannan Street façade. This historic window would be reinstalled within the southernmost tower of the 8th Street façade;
- Replacement of the existing non-historic door on the ground floor level of the easternmost tower for a new fully-glazed storefront on the Brannan Street façade;
- Removal of the existing canopy and renovation of the existing storefront within the six, seven, and eighth bays of the ground floor of the Brannan Street façade;

¹ 850 Brannan Street is also known as 850-860 Brannan Street (Lot 72).

² 870 Brannan Street is also known as 866-870 Brannan Street (Lot 6), 870 Brannan Street (Lot 7), and 545-599 8th Street (Lot 7A).

- Addition of new glazed storefront entry in the tenth bay of the Brannan Street facade;
- Replacement of the steel-sash windows with a new compatible, substitute aluminum system (Custom Windows Series 8300) on the second, third and fourth floors of the 8th and Brannan Street facades;
- Replacement of the steel-sash windows with a new compatible, substitute aluminum system (Custom Windows Series 8300) on the second, third, fourth, and fifth floors of Decatur Street facade;
- Addition of new mechanical screens on the fifth floor; and
- Replacement of the existing windows on the north façade (facing Bryant Street) with new steel-frame windows with insulated glazing.

No exterior work is planned for 850 Brannan Street, other than replacing the existing open rail gate with a solid gate at the loading dock.

The project site currently contains an exterior loading dock with two loading spaces, accessed via a curb cut along Brannan Street. Based on existing uses, nine loading spaces are required, and the project site currently has a legal deficiency of seven loading spaces. As part of the proposed project, the existing loading dock would be redesigned to create an open-air courtyard for the basement-level and ground-level jewelry businesses, while keeping the two existing loading spaces. With the proposed project's change of use (replacement of PDR with office and IPDR), the project site would require six loading spaces. Thus, the loading space deficit at the project site would be reduced from seven to four loading spaces. Per Planning Code Section 150(c)(1), the deficiency in off-street loading spaces may be carried forward for the proposed change of use.

The 31 parking spaces proposed to be located on the ground floor of the 870 Brannan Street building would be accessed by a new vehicle entrance and exit at the end of Decatur Street. The operation would be valet parking from 7:00 AM to 7:00 PM weekdays, with cardkey access after hours. Table 1a provides a summary of existing uses at the project site, uses approved for the project site in 2010 but never undertaken,³ the currently proposed project uses, and the proposed changes compared to existing conditions. Table 1b presents the project variant, which would include a 4,873 sf ground-floor restaurant instead of the same amount (sf) of office use at the corner of 8th and Brannan Streets.

The connected basement levels of the two on-site buildings are currently occupied by Jewelmart businesses, and the above-ground levels of both on-site buildings are occupied by Giftcenter and Jewelmart spaces. Many of the existing Giftcenter spaces on the various levels of both buildings are currently vacant. The proposed project would consolidate existing Giftcenter and Jewelmart (PDR) uses on the basement levels of the 850 and 870 Brannan Street buildings and on the first floor of the 850 Brannan Street building. Office use would be located on the third floor of the 850 Brannan Street building and on floors 1 through 5 of the 870 Brannan Street building. The new integrated PDR use⁴ would occupy

³ Office Allocation Authorization approved by the San Francisco Planning Commission on May 27, 2010, Motion No. 18095. These files are available for review as part of Planning Department Case No. 2009.1026EB.

⁴ Per Planning Code Section 890.49, generally, integrated PDR use must be at least one-third PDR. The rest of the space may be office or most any other non-residential use; however, retail space is limited to one-third, and all uses must be integral and related parts of a single business.

the second floor of the 850 Brannan Street building. Compared to existing conditions, the project would result in less PDR and retail use, more office use and new integrated PDR use, as well as 31 new parking spaces. As noted in Tables 1a and 1b, compared to the project that was approved in 2010 but never carried out, the project would result in less retail and integrated PDR use, more office use, and 31 parking spaces.

Table 1a: Summary of Uses for the Proposed Project at 850–870 Brannan Street

Use	Existing Conditions	Project Approved on 5/27/10	Currently Proposed Project	Change from Existing Conditions to Currently Proposed Project
Retail	9,079	9,079	4,397	-4,682
Office	4,910	143,490	257,243	+252,333
I-PDR	0	174,183	34,493	+34,493
PDR	409,144	96,381	115,572	-293,572
Parking	-	-	11,428	+11,428
Total	423,133	423,133	423,133	

Table 1b: Summary of Uses for the Proposed Project Variant at 850–870 Brannan Street with 4,873 sf Ground-Floor Restaurant instead of Office Use at 8th/Brannan*

Use	Existing Conditions	Project Approved on 5/27/10	Currently Proposed Project	Change from Existing Conditions to Currently Proposed Project
Retail	9,079	9,079	<i>9,270</i>	<i>+191</i>
Office	4,910	143,490	<i>252,370</i>	<i>+247,460</i>
I-PDR	0	174,183	34,493	+34,493
PDR	409,144	96,381	115,572	-293,572
Parking	-	-	11,428	+11,428
Total	423,133	423,133	423,133	

*Change from the proposed project is in italics.

A project variant would create a 4,873 sf restaurant instead of the same amount (sf) of office use on the ground floor at the corner of 8th and Brannan Streets, which would result in 191 sf more retail use and 247,460 sf more office use than existing conditions.

Construction is anticipated to occur over a 12-month period, starting in February 2012.

The project would require office development authorization by the Planning Commission under Planning Code Section 321 and a Zoning Administrator determination that allowing the proposed use would enhance the feasibility of preserving the 870 Brannan Street building, per Planning Code Section 803.9(c). The proposed project has received a determination by the Historic Preservation Commission that it

would comply with the *Secretary of the Interior's Standards for the Treatment of Historical Properties*, per Planning Code Section 803.9(c).⁵

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an environmental impact report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, and (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects peculiar to the project at 850–870 Brannan Street described above, and incorporates by reference information contained within the programmatic EIR, *Eastern Neighborhoods Rezoning and Area Plans Final EIR* (Eastern Neighborhoods FEIR – Case No. 2004.0160E; State Clearinghouse No. 2005032048). The Community Plan Exemption Checklist (Attachment A) identifies the potential environmental impacts of the proposed project and indicates whether any such impacts are addressed in the Eastern Neighborhoods FEIR.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods FEIR. This determination does not identify new or additional information that would alter the conclusions of the Eastern Neighborhoods FEIR. This determination also identifies mitigation measures contained in the Eastern Neighborhoods FEIR that would be applicable to the proposed project at 850–870 Brannan Street. Relevant information pertaining to prior environmental review conducted for the Eastern Neighborhoods is included below, as well as an evaluation of potential environmental effects.

Background

The Eastern Neighborhoods FEIR included analyses of the following environmental issues: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods project. The proposed project at 850–870 Brannan Street is in conformance with the height, use and density for the site described in the Eastern Neighborhoods FEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods. Thus, the Eastern Neighborhoods FEIR considered the incremental impacts of the

⁵ Historic Planning Commission Resolution No. R668, November 16, 2011.

proposed 850–870 Brannan Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods FEIR.

Potential Environmental Effects

The following discussion demonstrates that the 850–870 Brannan Street project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods FEIR, including project-specific impacts related to land use, historic architectural resources, archeological resources, transportation, noise, air quality, greenhouse gas emissions, and hazardous materials.

Environmental effects related to the project variant, which would include a 4,873 sf ground-floor restaurant instead of the same amount (sf) of office use at the corner of 8th and Brannan Street, are only discussed in relevant environmental topic sections (transportation, discussed below, and population and housing, discussed in the attached checklist. For all other environmental topics, effects related to the project variant would be substantially the same as those of the proposed project.

Land Use and Planning

The Eastern Neighborhoods project rezoned much of the city's industrially zoned land. Its goals were to reflect local values, increase housing, maintain some industrial land supply, and improve the quality of all existing areas with future development. A major issue discussed in the Eastern Neighborhoods rezoning process was the degree to which existing industrially zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses.

The Eastern Neighborhoods FEIR evaluated three land use alternatives. Option A retained the largest amount of existing land that accommodated PDR uses and converted the least amount of industrially zoned land to residential use. Option C converted the most existing land accommodating PDR uses to residential and mixed uses. Option B fell between Options A and C.

While all three options were determined to result in a decline in PDR employment, the loss of PDR jobs was determined to be greatest under Option C. The alternative ultimately selected – the 'Preferred Project' – represented a combination of Options B and C. Because the amount of PDR space to be lost with future development under all three options could not be precisely gauged, the FEIR determined that the Preferred Project would result in an unavoidable significant impact on land use due to the cumulative loss of PDR use in the Plan Area. This impact was addressed in a Statement of Overriding Considerations with CEQA Findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The Eastern Neighborhoods FEIR included one mitigation measure for land use controls in Western SoMa that could incorporate, at a minimum, no net loss of land currently designated for PDR uses, restrict non-PDR uses on industrial (or other PDR-designated) land, and incorporate restrictions on potentially incompatible land uses proximate to PDR zones. The measure was judged to be infeasible, because the outcome of the community-based Western SoMa planning process could not be known at the

time, and the measure was seen to conflict with other City policy goals, including the provision of affordable housing. This measure is not applicable to the proposed project, which is not in Western SoMa.

The proposed project at 850–870 Brannan Street falls within the Showplace Square – Potrero Hill Area Plan of the San Francisco General Plan. It is in the Urban Mixed Use (UMU) District, which is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially zoned area. The UMU District is also intended to serve as a buffer between residential districts and PDR Districts in the Eastern Neighborhoods. Allowed uses within the UMU District include PDR uses such as light manufacturing, home and business services, arts activities, warehouses, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. The proposed project is consistent with uses permitted within the UMU District.

The Eastern Neighborhoods rezoning project created integrated PDR (IPDR) zoning to accommodate innovative new companies that contain on the same site both their core PDR function and other business functions such as logistics and marketing. Generally, an IPDR use must be at least one-third PDR (for smaller IPDR uses of under 2,000 sf, the PDR requirement is 20 percent). The rest of the space may be office or most any other non-residential use; however, retail space is limited to one-third (to avoid permitting big boxes with some kind of internet distribution center), and all uses must be integral and related parts of a single business.

Per Planning Code Section 803.9, in designated historic buildings in the UMU District, all uses are permitted as of right, provided that the project does not contain nighttime entertainment, and that the Zoning Administrator determines that allowing the proposed use would enhance the feasibility of preserving the building, and that the proposed project complies with the *Secretary of the Interior's Standards*. On November 16, 2011, the proposed project was presented to the Historic Preservation Commission, which determined that the project would comply with the *Secretary of the Interior's Standards for Rehabilitation*. The project would be forwarded to the Zoning Administrator for consideration under Planning Code Section 803.9(c).

The 870 Brannan Street building is on three parcels (Lots 6, 7, and 7A), and all segments of the building are on the California Register of Historic Places; thus all floors qualify for conversion to office use under Planning Code Section 803.9(c). Only one floor of the three-story non-historic 850 Brannan Street building (on Lot 72) is being converted to office use, as permitted by Section 809.3(h). The lot merger would therefore not result in more office space than contemplated by the Eastern Neighborhoods FEIR.

The proposed conversion of PDR to office and integrated PDR use at the project site is consistent with the land use policies of the Eastern Neighborhoods Area Plan in that it would allow for uses that enhance the feasibility of preserving a historic building, per Planning Code Section 803.9. The proposed lot merger of the four contiguous parcels that comprise the project site, which are under one ownership and function as one property, would not allow for the intensification of development at the project site or change the permissible number of parking spaces on site, and thus would not cause environmental effects not otherwise analyzed in the Eastern Neighborhoods FEIR. Thus, the proposed project would not result in peculiar impacts related to land use and planning that were not identified in the Eastern Neighborhoods FEIR. The Citywide Planning and Neighborhood Planning Divisions of the Planning Department have

additionally determined that the proposed project is consistent with the UMU Zoning and satisfies the requirements of the General Plan and the Planning Code.⁶⁷

Historic Architectural Resources

The Eastern Neighborhoods FEIR anticipated that program implementation may result in demolition of buildings identified as historical resources, and found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

Eastern Neighborhoods FEIR Mitigation Measure K-1, Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area, required certain projects to be presented to the Landmarks Preservation Advisory Board (now the Historic Preservation Commission (HPC)). This mitigation measure is no longer relevant, because the Showplace Square/Northeast Mission historic resource survey was completed and adopted by the Historic Preservation Commission on June 15, 2011. Mitigation Measures K-2 and K-3, which amended Article 10 of the Planning Code to reduce potential adverse effects to contributory structures within the South End Historic District (East SoMa) and the Dogpatch Historic District (Central Waterfront), do not apply the proposed project because it is not located within the South End or Dogpatch Historic Districts.

In a memorandum dated October 24, 2011, Planning Department preservation staff noted that the 870 Brannan Street building on Lots 6, 7, and 7A, including the original 1917 construction and 1920 additions, is considered a Category A historical resource for the purposes of CEQA review procedures. The 850 Brannan Street building, constructed circa 1920 and substantially altered in 1944 and 1984-85, was determined not to be a historic resource for purposes of CEQA review.

The proposed changes to the exterior of the historic 870 Brannan Street building include the rehabilitation or replacement of historic steel-sash windows and frames, the removal of incompatible and non-historic alterations, and the replacement of existing ground-floor windows with a new fully glazed storefront along the ground level of the Brannan Street façade of the building. The new entryway on the Brannan Street façade would be located within a bay that currently possesses a non-historic entryway. This new entryway would be demarcated by a thin glass canopy and would be similar in design to the new glazed storefronts proposed along the Brannan Street façade of the 870 Brannan Street building.

All of the new storefronts along the 870 Brannan Street building would be simple in character and would feature a butt-glazed window system that strongly relates to this building's existing glazed character. Furthermore, the new glazed storefronts would be recessed from the plane of the front façade, thus differentiating them from the historic ground-floor features. The new main entryway along the Brannan Street façade would be demarcated by a new metal canopy that would relate to the industrial aesthetic of

⁶ Jose Campos, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Citywide Planning Section, 850-870 Brannan Street*, October 27, 2011. This document is on file and available for review as part of Case File No. 2011.0583E.

⁷ Kelley Amdur, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Neighborhood Analysis, 850-870 Brannan Street*, January 11, 2011. This document is on file and available for review as part of Case File No. 2011.0583E.

the overall building in design, material, and form, and would allow for a better expression of the building's historic rail spur opening (which ran from the center entry and atrium of the building to Decatur Street). The new glazed doorways planned for the ground floor entries in the corner towers of the 870 Brannan Street building façade would be similar to the new glazed storefronts occurring at the ground floor level, and would relate to the overall character of the building in material and design. The new glazed doorways and other proposed façade features would not cause a substantial adverse change in the significance of a historical resource (the 870 Brannan Street Building) or its features: the surrounding classical revival ornamentation on the 870 Brannan Street building. The proposed façade features would relate to the overall glazed appearance of this historic building. Overall, according to the Planning Department preservation planner, these exterior alterations would be considered compatible, since they would assist in maintaining the integrity of the historic 870 Brannan Street building.

The north side of the historic 870 Brannan Street building that fronts Decatur Street is a secondary façade and is not fully visible behind adjacent buildings. The proposed changes to this façade include replacement of existing windows and the insertion of a small garage entrance. The Planning Department's preservation staff, with input from the Historic Preservation Commission,⁸ determined that the proposed project, including the new parking garage entry, would not cause a substantial adverse change in the significance of the historic resource (the 870 Brannan Street building) such that the significance of the building would be materially impaired. Furthermore, the proposed exterior changes to this building would not be undertaken in a way that creates a false sense of historical development. The proposed project would preserve distinctive historical features of the building, and repair of the building would be undertaken with sensitivity toward existing building features such as historic concrete. In conclusion, the proposed project would not have a significant adverse impact on a historic resource on site.⁹

No exterior work is planned for 850 Brannan Street, and thus its renovation would not result in historical resource impacts.

Archeological Resources

The Eastern Neighborhoods FEIR identified potential archeological impacts related to the Eastern Neighborhoods program and identified three archeological mitigation measures that would reduce impacts on archeological resources to less than significant. Eastern Neighborhoods FEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

⁸ Historic Preservation Commission, Resolution No. 668, November 16, 2011.

⁹ San Francisco Planning Department, *Historic Resource Evaluation Response, 850-870 Brannan Street [Part 2]*, October 24, 2011. This document is available for review as part of Case File No. 2011.0583E.

The Planning Department's archeological technical specialist conducted an archeological assessment review of the project site and the proposed project.¹⁰ The project site is in Eastern Neighborhoods Archeological Mitigation Zone A, and thus is subject to the requirements of Eastern Neighborhood FEIR Archeological Mitigation Measure J-1, Properties with Previous Studies. The project site is within an area for which a final Archaeological Research Design and Treatment Plan (ARDTP) is on file at the Northwest Information Center.¹¹ The Planning Department requires that for any project resulting in soils-disturbance of 2.5 feet or greater below existing grade, the project sponsor be required to submit to the Environmental Review Officer (ERO) for review and approval an addendum to the respective ARDTP prepared by a qualified archeological consultant. The mitigation measure further requires that the archeological consultant be from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist.

No geotechnical report for the proposed project was made available; however, an earlier liquefaction study describes subsurface geologic stratigraphy for at least approximately the northeastern one third of the project site.¹² This report notes that this portion of the site is underlain by approximately 8 to 9 feet of artificial fill. Below the fill are native sand dune deposits that extend to a depth of 31 to 33 feet below ground surface (bgs). The native sand dune deposits become dense to very dense at 9 to 14 ft. bgs.

The project would have a low potential to adversely affect CEQA-significant archeological resources, and implementation of the San Francisco Planning Department Environmental Planning Division's 1st Standard Archeological Mitigation Measure ("Accidental Discovery") would reduce impacts to less-than-significant levels. However, should the project require soils disturbance/modification below the level of the lesser depth of either 7 feet bgs or the depth of the proposed tunnel on site, the project would be subject to Preliminary Archeology Reassessment by the Planning Department archeologist to determine if implementation of different or stronger archeological mitigation procedures is warranted.

Implementation of Project Mitigation Measure 1 – Archeological Resources, page 20, would reduce potential significant impacts of the proposed project related to archeological resources to a less-than-significant level.

Transportation

The Eastern Neighborhoods FEIR anticipated that growth resulting from the Plan-related zoning changes could result in significant impacts on traffic and transit ridership. Thus, the FEIR identified 11 transportation mitigation measures, including implementation of traffic management strategies, transit corridor improvements, enhancement of transit funding, promotion of alternative means of travel, and parking management to discourage driving – all measures to be implemented by the San Francisco Municipal Transportation Agency (SFMTA), the San Francisco County Transportation Authority, and/or the San Francisco Planning Department. Even with mitigation, however, it was anticipated that the significant adverse impacts at certain local intersections and the cumulatively considerable impacts on

¹⁰ San Francisco Planning Department, MEA Preliminary Archeological Review: Checklist, 888 Brannan Street, January 9, 2012. All archeological reports are available for review as part of Case No. 2011.0583E.

¹¹ Mc Ilroy, Jack and Mary Praetzelis, *Vanished Community 19th Century San Francisco Neighborhoods: From Fourth Street to Mission Creek, and Beyond, Archaeological Research Design and Treatment Plan for the SF-80 Bayshore Viaduct Seismic Retrofit Projects*, September 1997.

¹² Treadwell & Rollo, *Liquefaction Study Giftcenter Addition 850 Brannan Street*, February 21, 2007.

certain transit lines intersections could not be fully mitigated. Thus these impacts were found to be significant and unavoidable, and a Statement of Overriding Considerations with CEQA Findings was adopted as part of the Eastern Neighborhoods approval on January 19, 2009. The traffic and transit mitigation measures identified in the FEIR are not applicable to the proposed project because City agencies and not the sponsors of individual private development projects are responsible for the implementation of these measures.

Traffic and Transit. As summarized in Table 1a, page 4, the proposed project would replace existing on-site PDR uses with office and integrated PDR uses, reduce on-site retail use (except for a project variant, which would slightly increase on-site retail use), and add 31 new parking spaces. Trip generation rates for office, PDR, and integrated PDR are the same; thus, the change in use from PDR to office and integrated PDR would not trigger any change in trip generation. The replacement of some PDR use to parking use would result in fewer trips. Using the San Francisco Planning Department's *Transportation Impact Analysis Guidelines* (October 2002), the proposed project would reduce trip generation compared to existing conditions by 74 PM peak-hour person-trips. The project variant, as summarized in Table 1b, page 4, would increase on-site retail use from existing conditions by 191 sf and would reduce trip generation compared to existing conditions by 16 trips.¹³

The project sponsor proposes 31 new ground-floor parking spaces to be accessed via a new vehicle entrance at the end of Decatur Street, which is a two-way street approximately 275 feet long and 18 feet wide that runs south from Bryant Street and dead ends at the north side of the 870 Brannan Street building. Along the west side of Decatur Street are three parcels: a 20,000 sf paved Caltrans parking lot that is accessed from Decatur Street at Bryant Street, is partly under the freeway, and currently used as an automobile showroom storage lot; and two private commercial properties that have pedestrian entrances and no vehicle entries fronting Decatur Street. On the east side of Decatur Street are six parcels: a garage that fronts Bryant Street; an eight-unit residential building with no on-site parking; a two-unit residential building with no on-site parking; an industrial building with a vehicle entrance and loading zone on Decatur Street; a three-unit residential building that fronts Kate Street (the street to the east) with on-site parking accessed via Kate Street; and an industrial property with no on-site parking. Parking is prohibited at all times seven days a week on the west side of Decatur Street, and is prohibited from 7AM to 6PM on the east side of Decatur Street every day except Sunday.

The proposed project would result in an increase in vehicle use along Decatur Street as vehicles enter and exit the new on-site parking. A maximum of 31 cars could exit or enter the project site via Decatur Street during peak periods. While this increase would be noticeable to nearby residents and occupants, it would not result in a substantial traffic increase relative to the existing capacity of Decatur Street and the surrounding street system. The street is wide enough for a typical automobile to conduct a three-point turnaround, and vehicles could still pass if a truck is at the loading dock. It is anticipated that the increase in traffic along Decatur Street would necessitate that existing parking regulations be better enforced.

Directly north of Decatur Street across the four lanes of eastbound Bryant Street is an on-ramp onto I-80. Eastbound traffic along Bryant Street and southbound-to-eastbound traffic from 8th Street is often backed up at the Decatur/8th/Bryant/I-80 onramp intersection, particularly during the evening rush hour. It is

¹³ Transportation calculations available for review as part of Case No. 2011.0583E!

possible that the vehicle drivers leaving the project site via Decatur Street would try to cross Bryant Street and enter the I-80 on-ramp, which could back up and block eastbound Bryant Street traffic. As part of the proposed project, the project sponsor would work with SFMTA to install a 'Right Turn Only' sign for vehicles exiting Decatur Street, so that traffic leaving the project site does not exacerbate congestion at the Decatur/8th/Bryant/I-80 onramp intersection.

Bicycle and Pedestrian Access. The project would include between 36 and 88 Class 1 bicycle parking spaces that would be located near the atrium on the ground floor of the 870 Brannan Street building and accessed from the main Brannan Street entrance. Bicyclists and pedestrians would access the project site via Brannan Street. Decatur Street has 4- to 6-foot-wide sidewalks on both sides, which are adequate to serve existing and any increased project-related pedestrian use. While the project-related increase in vehicle access on the dead-end Decatur Street could noticeably impede some pedestrian uses on the roadway that currently occur (e.g., children at play), this would not be a substantial adverse effect. San Francisco's densely built urban environment sometimes constrains the ability to provide exclusive right-of-way to many competing transportation modes and uses.

Loading. The project site currently contains an exterior loading dock with two loading spaces, accessed via a curb cut along Brannan Street. Based on existing uses, the project site has a legal deficiency of seven loading spaces. As part of the proposed project, the existing loading dock would be redesigned to create an open-air courtyard for the basement-level and ground-floor jewelry businesses, while keeping the two existing loading spaces. With the proposed project's change of use (replacement of PDR with office and IPDR), the project site would require six spaces. Thus, the loading space deficit at the project site would be reduced from seven to four. Per Planning Code Section 150(c)(1), the deficiency in off-street loading spaces may be carried forward for the proposed change of use.

Parking. The project site currently contains no parking. A total of 31 new parking spaces are proposed; parking would occupy 11,428 sf on the ground floor of the 870 Brannan Street building. The project site's current zoning – UMU – does not require parking. San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider the need for parking or changes in parking conditions to be environmental impacts as defined by CEQA. The parking information is provided to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

In conclusion, no peculiar transportation impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR are not applicable to the proposed project.

Noise

The Eastern Neighborhoods FEIR identified potential conflicts related to residences and other noise-sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural, institutional, educational, and office uses. In addition, the Eastern Neighborhoods FEIR noted that the project would incrementally increase traffic-generated noise on some streets in the project area, and result in construction noise impacts from pile driving and other construction activities. With implementation of six

noise mitigation measures cited in the FEIR, Plan-related noise impacts were found to be less than significant.

The proposed project at 850–870 Brannan Street involves exterior and interior alterations, and conversion of uses. Eastern Neighborhoods FEIR Mitigation Measures F-1 and F-2, which involve noise controls on the use of pile driving equipment and other construction equipment, are not applicable to the proposed project because project construction would not involve pile driving and would primarily occur within the existing building, which would not create noise levels that could affect any nearby sensitive receptors.¹⁴

Eastern Neighborhoods Mitigation Measure F-3 involves noise-reduction requirements for new development projects that include noise-sensitive uses along streets with elevated noise levels. Mitigation Measures F-4 and F-5 require noise-generation analyses to reduce potential conflicts between noise-generating uses and new sensitive receptors. The project site does not currently contain any sensitive receptors, and the proposed project would not add any new sensitive receptors to the project site; thus, these three mitigation measures are not applicable to the proposed project. While the above-noted mitigation measures are not applicable, the proposed new windows on site would contain sound-deadening qualities to lessen noise effect to occupants of the site.

Mitigation Measure F-6 requires that open space be protected, to the maximum feasible extent, from existing ambient noise levels. The immediate project vicinity contains no open space or parks; thus, Mitigation Measure F-6 is not applicable to the proposed project.

The proposed project would convert 11,428 sf on the ground floor to 31 parking spaces. In compliance with Building Code standards, exhaust fans would operate for a short while in the morning and evening. In response to concerns expressed by employees of the basement-level jewelry businesses, an analysis of noise and vibration expected from the proposed new parking use was conducted by an acoustical consultant.¹⁵ The 870 Brannan Street building has a flat cast-in-place concrete slab that is 10 inches thick. A Styrofoam layer would be applied over the slab with an additional concrete topping slab that would add additional sound and vibration attenuation. Based on previous experience with automobile traffic in garages, it is anticipated that the vehicles entering and exiting the new on-site parking garage would not produce significant noise intrusions to the tenants below (on the basement level). A new standby diesel generator would be added to the ground floor of the 870 Brannan Street building near the Decatur Street garage entrance. It would be enclosed, would operate only approximately 50 hours a year, and would be required to meet the standards of the San Francisco Noise Ordinance (Police Code Article 29). Therefore, no significant noise impacts would occur related to on-site diesel generator operations.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The Noise Ordinance requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW)

¹⁴ Sensitive receptors include residences, hospitals, nursing homes, senior citizen centers, schools, churches, and libraries.

¹⁵ Charles M. Salter Associates, Inc., *888 Brannan Street Building, Analysis of Noise and Vibration from Parking*, October 7, 2011.

to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m., unless the Director of DPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 12 months, occupants of the nearby properties could be disturbed by construction noise and possibly vibration. There may be times when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary (12 months), intermittent, and restricted in occurrence and level, as the contractor would be obliged to comply with the City's Noise Ordinance.

In conclusion, there are no noise impacts that would be peculiar to the proposed project, and noise impacts therefore would be less than significant.

Air Quality

The Eastern Neighborhoods FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter (DPM) and toxic air contaminants (TACs) as part of everyday operations. Four mitigation measures were identified that would reduce air quality impacts to less-than-significant levels.

Mitigation Measure G-1 imposes construction dust control measures. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures ensure that potential dust-related air quality impacts would be reduced to less-than-significant levels. Since the project at 850-870 Brannan Street would be required to comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction air quality, and Mitigation Measure G-1 is not applicable to the proposed project.

Mitigation Measure C-2 requires new residential development near high-volume roadways to include an analysis of particulate matter, and, if warranted, incorporate upgraded ventilation systems to minimize exposure of future residents to particulate matter. In response to this concern, Article 38 of the San Francisco Health Code was amended to require that all newly constructed buildings containing ten or more residential units near high-volume roadways (within the 'Potential Roadway Exposure Zone') perform an air quality assessment. While the project site is located within the Potential Roadway

Exposure Zone, the proposed project does not involve the addition of residential units; thus Mitigation Measure G-2 is not applicable to the proposed project.

Mitigation Measure G-3 minimizes potential exposure of sensitive receptors to DPM by requiring that uses generating substantial DPM emissions, including warehousing and distribution centers, commercial, industrial, or other uses that would be expected to be served by at least 100 trucks per day or 40 refrigerated trucks per day, be located no less than 1,000 feet from residential units and other sensitive receptors. The proposed project would convert PDR space to IPDR and office space, and it is not expected to generate substantial DPM emissions or be served by 100 trucks per day or 40 refrigerator trucks per day. Thus, Mitigation Measure G-3 is not applicable to the proposed project.

Measure G-4 involves the siting of commercial, industrial, or other uses that emit TACs. The proposed project would convert PDR space to IPDR and office space and would not be expected to generate substantial levels of TACs. Thus, Mitigation Measure G-4 is not applicable to the proposed project.

Air Quality During Project Operations. Air quality impacts from the proposed project were analyzed based on the Bay Area Air Quality Management District's (BAAQMD's) *2010 CEQA Air Quality Guidelines* and thresholds of significance.¹⁶ The BAAQMD's thresholds of significance for health risk impacts are an increase in lifetime cancer risk of 10 chances in one million, an increase in the non-cancer, chronic or acute, hazard index greater than 1.0, and an increase in the annual average concentration of PM_{2.5} in excess of 0.3 micrograms per cubic meter.

The proposed project would convert PDR use to IPDR and office uses. This change of use would allow for the development of uses that may result in fewer operational air quality impacts compared to existing conditions on site: IPDR (which allows a mix of PDR, office and retail) and office uses would be less likely to use heavy equipment or manufacturing processes that emit air pollutants than PDR uses currently on site. The proposed project would not introduce new sensitive receptors (e.g., residents) to the project site but would introduce a new standby diesel generator to the site, which would potentially be a new source of pollutants.¹⁷ Emissions from the proposed project's diesel back-up generator were calculated according to the emissions standards for an engine of its size and United States Environmental Protection Agency Tier level. The criteria pollutant emissions associated with the project operation were determined to be below the BAAQMD CEQA thresholds.¹⁸ In addition, the health risk assessment determined that for the long term operational sources on site such as the project generator, the estimated cancer risk and chronic non-cancer hazard quotient would be below the BAAQMD CEQA thresholds of 10 in one million and 1.0, respectively.

The proposed project would remove the existing interior access between the basement levels and the atrium of the 870 Brannan Street building. The proposed renovations to the 870 Brannan Street building's ventilation systems include new outside air handlers that would improve air quality that meet current ventilation requirements per Title 24 for retail spaces. The proposed modifications to the 850 Brannan

¹⁶ BAAQMD, *California Environmental Quality Act Air Quality Guidelines*, updated May 2011. Available at <http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES.aspx>.

¹⁷ Environ, *Air Quality Screening Analysis, 888 Brannan Street Project, San Francisco, CA*, January 10, 2011.

¹⁸ Environ, *Project and Cumulative Health Risk Assessment, 888 Brannan Street Project, San Francisco, CA*, January 10, 2011.

Street building include supply and exhaust fans at the roof with new ducts to deliver outside air to the basement level. In addition, the project would fully comply with building codes that address indoor ventilation requirements.

Air Quality During Project Construction. The risks and hazards from construction equipment exhaust were estimated in an air quality technical report.¹⁹ The proposed project construction would generate criteria pollutant emissions, but the amount would not exceed BAAQMD CEQA thresholds for an individual source. Though emissions from the proposed project could combine with concurrent construction emissions associated with other projects in the San Francisco Bay Area Air Basin, the proposed project would not exceed the project-level criteria air pollutant thresholds and would therefore not result in a considerable contribution to cumulative criteria air pollutant.

Primarily due to the project site's proximity to the I-80 freeway, the proposed project and nearby sources together would exceed BAAQMD CEQA cumulative health risk thresholds of significance. While the project itself would contribute less than 1 percent of the cumulative risks and hazards, and is well below the project-level thresholds, the project sponsor has incorporated the following feasible construction design features into the project to reduce emissions: (1) the 130 horsepower (hp) forklifts and 49 hp boom lifts would run on propane, (2) the 50 hp compressor would be electrified, and (3) diesel particulate filters would be installed on the 85 hp bobcat loader and on the 200 hp backhoe/loader. Incorporation of these design features would result in an approximately 78 percent reduction in project construction-related diesel exhaust emissions, and associated health impacts, as compared with a similar project without these construction emissions reduction measures.

Because the proposed project would not result in a substantial increase in TACs and because the project would include design features that would further reduce TAC emissions during project construction, the proposed project would not contribute considerably to a cumulative health risk impact on nearby sensitive receptors.

In conclusion, there are no air quality impacts that would be peculiar to the proposed project, and air quality impacts would be less than significant.

Greenhouse Gas Emissions

Environmental and Regulatory Setting. Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHGs has been implicated as the driving force for global climate change. The primary GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor.

The Bay Area Air Quality Management District (BAAQMD) is the primary agency responsible for air quality regulation in the nine county San Francisco Bay Area Air Basin (SFBAAB). As part of their role in air quality regulation, BAAQMD has prepared the CEQA air quality guidelines to assist lead agencies in evaluating air quality impacts of projects and plans proposed in the SFBAAB. The guidelines provide procedures for evaluating potential air quality impacts during the environmental review process

¹⁹ Environ, *Project and Cumulative Health Risk Assessment, 888 Brannan Street Project, San Francisco, CA*, January 10, 2011.

consistent with CEQA requirements. On June 2, 2010, the BAAQMD adopted new and revised CEQA air quality thresholds of significance and issued revised guidelines that supersede the 1999 air quality guidelines. The *2010 CEQA Air Quality Guidelines* provide for the first time CEQA thresholds of significance for greenhouse gas emissions. OPR's amendments to the CEQA Guidelines as well as BAAQMD's *2010 CEQA Air Quality Guidelines* and thresholds of significance have been incorporated into this analysis accordingly.

Project Greenhouse Gas Emissions. The most common GHGs resulting from human activity are CO₂, CH₄, and N₂O.²⁰ State law defines GHGs to also include hydrofluorocarbons, Perfluorocarbons, and sulfur hexafluoride. These latter GHG compounds are usually emitted in industrial processes, and therefore not applicable to the proposed project. Individual projects contribute to the cumulative effects of climate change by directly or indirectly emitting GHGs during construction and operational phases. Direct operational emissions include GHG emissions from new vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations.

The proposed project would not increase on-site activity. The proposed project would not result in long-term increases in GHGs as a result of increased vehicle trips (mobile sources) or associated with energy use, water use and wastewater treatment, and solid waste disposal; however, project construction activities would result in a small increase in GHG emissions.

As discussed above, the BAAQMD has adopted CEQA thresholds of significance for projects that emit GHGs, one of which is a determination of whether the proposed project is consistent with a Qualified Greenhouse Gas Reduction Strategy, as defined in the *2010 CEQA Air Quality Guidelines*. On August 12, 2010, the San Francisco Planning Department submitted a draft of the City and County of San Francisco's *Strategies to Address Greenhouse Gas Emissions* to the BAAQMD.²¹ This document presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's Qualified Greenhouse Gas Reduction Strategy in compliance with the BAAQMD's *2010 CEQA Air Quality Guidelines* and thresholds of significance.

Based on the BAAQMD's *2010 CEQA Air Quality Guidelines*, projects that are consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions* would result in a less than significant impact with respect to GHG emissions. Furthermore, because San Francisco's strategy is consistent with AB 32 goals, projects that are consistent with San Francisco's strategy would also not conflict with the State's plan for reducing GHG emissions. As discussed in San Francisco's *Strategies to Address Greenhouse Gas Emissions*, new development and renovations/alterations for private projects and municipal projects are

²⁰ Governor's Office of Planning and Research. *Technical Advisory- CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review*. June 19, 2008. Available at: <http://opr.ca.gov/docs/june08-ceqa.pdf> Accessed December 16, 2011.

²¹ San Francisco Planning Department. *Strategies to Address Greenhouse Gas Emissions in San Francisco*. 2010. Available at: <http://www.sfplanning.org/index.aspx?page=2627>.

required to comply with San Francisco's ordinances that reduce greenhouse gas emissions. Applicable requirements are shown in Table 3.²²

Table 3 – Greenhouse Gas-related Regulations Applicable to the Proposed Project

Regulation	Requirements
Commuter Benefits Ordinance (Environment Code, Section 427)	All employers of 20 or more employees must provide at least one of the following benefit programs: 1. A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit pass for the public transit system requested by each Covered Employee or reimbursement for equivalent vanpool charges at least equal in value to the purchase price of the appropriate benefit, or (3) Employer Provided Transit furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.
Emergency Ride Home Program	All persons employed in San Francisco are eligible for the emergency ride home program.
Transit Impact Development Fee (Administrative Code, Chapter 38)	Establishes the following fees for all commercial developments. Fees are paid to the SFMTA to improve local transit services.
Parking requirements for San Francisco's Mixed-Use zoning districts (Planning Code Section 151.1)	The Planning Code has established parking maximums for many of San Francisco's Mixed-Use districts.
Commercial Water Conservation Ordinance (SF Building Code, Chapter 13A)	Requires all existing commercial properties undergoing tenant improvements to achieve the following minimum standards: 1. All showerheads have a maximum flow of 2.5 gallons per minute (gpm) 2. All showers have no more than one showerhead per valve 3. All faucets and faucet aerators have a maximum flow rate of 2.2 gpm 4. All Water Closets (toilets) have a maximum rated water consumption of 1.6 gallons per flush (gpf) 5. All urinals have a maximum flow rate of 1.0 gpf 6. All water leaks have been repaired.
San Francisco Green Building Requirements for solid waste (SF Building Code, Chapter 13C)	Pursuant to Section 1304C.0.4 of the Green Building Ordinance, all new construction, renovation, and alterations subject to the ordinance are required to provide recycling, composting and trash storage, collection, and loading that is convenient for all users of the building.
Mandatory Recycling and Composting Ordinance (Environment Code, Chapter 19)	The mandatory recycling and composting ordinance requires all persons in San Francisco to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse.
San Francisco Green Building Requirements for construction and demolition debris recycling (SF Building	These projects proposing demolition are required to divert at least 75% of the project's construction and demolition debris to recycling.

²² San Francisco Planning Department, *Greenhouse Gas Compliance Checklist, 850–870 Brannan Street*, December 29, 2011. This document is available for review as part of Case No. 2010.0583E.

Code, Chapter 13C)	
Street Tree Planting Requirements for New Construction (Planning Code Section 138.1)	Planning Code Section 428 requires new construction, significant alterations or relocation of buildings within many of San Francisco's zoning districts to plant on 24-inch box tree for every 20 feet along the property street frontage.
Regulation of Diesel Backup Generators (San Francisco Health Code, Article 30)	Requires all diesel generators to be registered with the Department of Public Health and to be equipped with the best available air emissions control technology.

The proposed project would be comply with the regulations cited in Table 3, and was determined to be consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions*.²³ Therefore, the proposed project would result in a less-than-significant impact with respect to GHG emissions.

The proposed project would replace existing on-site PDR uses with office and integrated PDR uses, reduce on-site retail use (except for a project variant, which would slightly increase on-site retail use), and add 31 new parking spaces. PDR, IPDR, and office uses are assumed to generate the same transportation rates. Therefore, during project operation, the change of use would not generate additional vehicle trips, and the project would not contribute to the cumulative effects of climate change by emitting GHG emissions during its operational phase. In addition, indirect emissions, such as from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations, would not increase because the proposed change in use would not be likely to add new workers to the project site. The proposed project would contribute to the cumulative effects of climate change by emitting GHGs during construction, which is estimated to last 12 months. The proposed project would not result in any significant impacts related to GHG emissions. In addition, the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHGs.

Hazards and Hazardous Materials

The Eastern Neighborhoods rezoning resulted in a reduction in the amount of previously zoned industrial (PDR) land. Some land previously zoned for industrial purposes no longer allows any PDR uses, and the number of nonconforming businesses would be expected to gradually decline, potentially replaced by residential, commercial, or open space uses. Development under the Eastern Neighborhoods rezoning may involve demolition or renovation of existing structures that may contain hazardous building materials that were commonly used in older buildings, and which could present a public health risk if disturbed during an accident or during demolition or renovation. The Eastern Neighborhoods FEIR identified a mitigation measure to reduce this impact to less than significant.

The interior renovations that are proposed at 850–870 Brannan Street may involve the removal and/or disturbance of hazardous building materials such as asbestos-containing materials and lead-based paint. Mitigation Measure L-1, Hazardous Building Materials, would apply to the proposed project. With implementation of this mitigation measure, project-related impacts related to hazardous building

²³ San Francisco Planning Department, *Greenhouse Gas Compliance Checklist, 850–870 Brannan Street*, December 16, 2011. This document is available for review as part of Case No. 2010.0583E.

materials would be less than significant. In accordance with Eastern Neighborhoods FEIR requirements, the project sponsor has agreed to implement Project Mitigation Measure 2, page 21.

A Phase I Environmental Site Assessment conducted at the project site notes that historic land use activities on the project site include residential, industrial, and commercial tenancies, and states, “[c]onsidering the site is entirely built out to lot lines and that both buildings contain basements (excavation of sub-grade soils would likely have removed the majority of potentially contaminated soils) AllWest assesses the potential for historic land use activities to impact human health and the environment as low.”²⁴ The report identified no off-site sources that could have impacted the project site based on hydraulic gradient, site distance, regulatory status, or contamination magnitude considerations. No evidence of any recognized adverse environmental conditions were found at the project site, and no further action or investigation was recommended in the Phase I report. Furthermore, the proposed project would disturb less than 50 cubic yards of soil, and is not required to contact the Department of Public Health prior to issuance of a building permit from the Department of Building Inspection.

With compliance with hazardous materials regulations and Project Mitigation Measure 2, Hazardous Building Materials, potential impacts of the proposed project related to exposure to hazardous materials would be less than significant.

Project Mitigation Measures

In accordance with Eastern Neighborhoods Final EIR requirements, the project sponsor has agreed to implement the following mitigation measures.

Project Mitigation Measure 1 – Archeological Resources (Mitigation Measure J-2 of the Eastern Neighborhoods FEIR). The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

²⁴ Allwest Environmental, Inc., *Phase I Environmental Site Assessment Update, 850 and 888 Brannan Street, San Francisco, California*, March 7, 2011. This report is available for review as part of Case No. 2011.0583E.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

Project Mitigation Measure 2 – Hazardous Building Materials ((Mitigation Measure L-1 of the Eastern Neighborhoods FEIR). The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on September 20, 2011, to owners of properties within 300 feet of the project site and adjacent occupants. Four Decatur Street property owners expressed concerns about the following topics: (1) land use issues – the lot merger resulting in a greater intensity of use at the site, and the change of use resulting in the loss of PDR jobs, (2)

historical resource impact due to modification of the building's exterior and the visibility of the parking spaces from the street, (3) transportation issues — traffic and transit congestion along Decatur Street and at the Bryant/Decatur/ I-80 on-ramp intersection; conflicts with loading on Decatur Street; the need for parking on the project site; and pedestrian safety, (4) noise impacts resulting from the increase in vehicles using Decatur Street for project site access and during project construction, and (5) air quality impacts during project operation and project construction. In addition, a tenant and a tenant's representative expressed concerns about the proposed project's effects on the basement tenants' source of light and air, noise effects from the ground-floor parking, and their physical safety. These potential concerns have been addressed in the land use, transportation, noise, and air quality sections of this document.

Conclusion

The Eastern Neighborhoods FEIR incorporated and adequately addressed all potential impacts of the proposed project at 850–870 Brannan Street. As described above, the 850–870 Brannan Street project would not have any additional or peculiar significant adverse effects not examined in the Eastern Neighborhoods FEIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods FEIR. Thus, the proposed project at 850–870 Brannan Street would not result in any environmental impacts substantially greater than described in the FEIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code.

Attachment A Community Plan Exemption Checklist

Case No.: 2011.0583E
Project Title: 850–870 Brannan Street (a.k.a. 888 Brannan)
Zoning: UMU (Urban Mixed Use) Use District
68-X Height and Bulk District
Block/Lot: 3780/006, 007, 007A, and 072
Lot Size: 115,973 square feet
Plan Area: Showplace Square – Potrero Hill Subarea of the Eastern
Neighborhoods
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

A. PROJECT DESCRIPTION

The project site is located on the northeast corner of Brannan and 8th Streets on the block surrounded by Brannan, 7th, Bryant, and 8th Streets in the Showplace Square/Potrero Hill neighborhood. The project site contains 9,079 square feet (sf) of retail, 4,910 sf of office, and 409,144 sf of showroom/accessory office, which is categorized by the Planning Department as production, distribution, and repair (PDR) uses. The project site is currently occupied by two buildings and contains no parking. The project sponsor proposes to merge the four parcels into one parcel; include exterior and interior alterations; replace existing on-site PDR uses with office and integrated PDR uses; reduce on-site retail use (except for a project alternative, which would slightly increase on-site retail use); and add 31 new parking spaces to be accessed via a new entrance on Decatur Street. With project development, no additional space (gross sf) would be added to the project site, but existing on-site space would be reconfigured. The project would also rehabilitate and replace windows, entries, and storefronts and add mechanical screens to the historic 870 Brannan Street building in accordance with the *Secretary of the Interiors Standards*. No exterior work is planned for the non-historic 850 Brannan Street building.

The project would require office development authorization by the Planning Commission under Planning Code Section 321 and a Zoning Administrator determination that allowing the proposed use would enhance the feasibility of preserving the 870 Brannan Street building, per Planning Code Section 803.9(c).

B. EVALUATION OF ENVIRONMENTAL EFFECTS

The following checklist identifies the potential environmental impacts of the proposed project and indicates whether any such impacts are addressed in the applicable programmatic EIR (PEIR) for the plan area (i.e., the *Eastern Neighborhoods Rezoning and Area Plans Final EIR*).¹ Items

¹ San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, certified January 19, 2009. File No. 2004.0160E.

checked "Sig. Impact Identified in PEIR" identify topics for which a significant impact is identified in the PEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the PEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the PEIR, the item is checked "Proj. Contributes to Sig. Impact Identified in PEIR." Mitigation measures identified in the PEIR applicable to the proposed project are identified in the text for each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the PEIR. Any impacts not identified in the PEIR will be addressed in a separate Focused Initial Study or EIR.

All items for which the PEIR identified a significant impact or the project would have a significant peculiar impact are also checked "Addressed Below," and are discussed.

Environmental effects related to the project variant, which would include a 4,873 sf ground-floor restaurant instead of the same amount (sf) of office use at the corner of 8th and Brannan Street, are only discussed in relevant environmental topic sections (transportation, and population and housing). For all other environmental topics, effects related to the project variant would be substantially the same as those of the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
1. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community?	☐	☐	☐	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐
c) Have a substantial impact upon the existing character of the vicinity?	☒	☐	☐	☒

Please see the Certificate of Determination for a discussion of this topic

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods PEIR determined that the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the PEIR.

No Peculiar Impacts

The project site does not contain residential use, and no residential use is proposed. In addition, the project does not propose any new infrastructure or businesses that would indirectly induce population growth. Thus, the proposed project is not anticipated to create a demand for increased housing.

The proposed change from PDR to office and IPDR uses would change the type of businesses permitted on the project site but would not be likely to increase the number of workers such businesses would employ, because PDR, office, and IPDR uses are assumed by the Planning Department to generate the same number of employees per square foot. Additionally, the proposed project would not displace businesses, because existing Giftcenter and Jewelmart (PDR) businesses would remain on site, either in their existing spaces (basement of the 850 and 870 Brannan Street buildings or the first floor of the 850 Brannan Street building) or move to those PDR spaces. Under the proposed project, the number of employees on site would slightly decrease from existing conditions due to the 11,428 sf change of use from PDR to parking. The project variant, which would slightly increase on-site retail use from existing conditions, would result in slightly fewer employees than the proposed project but slightly more employees than existing conditions.² Thus, the proposed project would not create a demand for additional housing, and the construction of replacement housing would not be necessary.

² Number of employees calculated using San Francisco Planning Department's *Transportation Impact Analysis Guidelines* trip generation methodology as follows: Existing conditions = 1,500 office/PDR/IPDR + 26 retail = 1,526 employees. Proposed project = 1,476 office/PDR/IPDR + 13 retail = 1,489 employees. Project variant = 1,458 office/PDR/IPDR + 26 retail = 1,484 employees.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods PEIR determined that implementation of the design policies of the area plans would not substantially degrade the visual character or quality of the area, have a substantial adverse effect on a scenic vista, substantially damage scenic resources that contribute to a scenic public setting, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties. No mitigation measures were identified in the PEIR.

No Peculiar Impacts

The proposed project would change the uses within the existing on-site buildings and include the rehabilitation or replacement of historic windows and entries and the removal of incompatible and non-historic alterations on the historic 870 Brannan Street building in compliance with the *Secretary of the Interior's Standards*. The proposed project would not have any impacts on scenic vistas or scenic resources, would not degrade the visual character of the neighborhood, and would not create a new source of light or glare. Thus, the project would have no peculiar impacts related to aesthetics.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
3. POPULATION AND HOUSING— Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☐

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	☒	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☐

Please see the Certificate of Determination for a discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
5. TRANSPORTATION AND CIRCULATION—Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☒
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☐
e) Result in inadequate emergency access?	☐	☐	☐	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒	☐	☐	☒

Please see the Certificate of Determination for a discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☒
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☒
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☒
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☒
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☐
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐
g) Be substantially affected by existing noise levels?	☒	☐	☐	☒

Please see the Certificate of Determination for a discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
7. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐

Please see the Certificate of Determination for a discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
8. GREENHOUSE GAS EMISSIONS—Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

The Initial Study checklist, published in 2005 when the Eastern Neighborhoods project was initially analyzed, did not contain a category concerning greenhouse gas emissions. Please see the Certificate of Determination for a discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☐
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☒	☐	☐	☒

Significant Impacts Identified in PEIR

Wind impacts are judged to be less-than-significant at a plan level of analysis and for cumulative development. Specific projects within Eastern Neighborhoods will require analysis of wind

impacts where deemed necessary. Thus, wind impacts were determined not to be significant in the Eastern Neighborhoods Initial Study and were not analyzed in the PEIR. No mitigation measures were identified in the PEIR.

Under the Eastern Neighborhoods Area Plan, sites surrounding parks could be redeveloped with taller buildings without triggering with Section 295 of the Planning Code.³ The potential for new shadow impacts and the feasibility of mitigation for potential new shadow impacts of unknown development proposals could not be determined in the PEIR; thus, the PEIR determined shadow impacts to be significant and unavoidable, and no mitigation measures were identified.

No Peculiar Impacts

The proposed project would not alter the height of the existing building; thus, wind and shadow impacts are not applicable to the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
10. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☐
c) Physically degrade existing recreational resources?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The PEIR concluded that the Eastern Neighborhoods Rezoning and Area Plan would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures were identified in the PEIR.

No Peculiar Impacts

The proposed project would convert PDR uses to IPDR and office uses. The proposed project would not introduce new residents or be likely to increase the number of employees to the project site. Thus, the project would not affect existing recreational facilities in the project vicinity.

³ Section 295 of the Planning Code provides that new structures above 40 feet in height that would cast additional shadows on properties under the jurisdiction of or designated to be acquired by the Recreation and Parks Department can only be approved by the Planning Commission.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☐
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods Initial Study analyzed growth projections and determined that the program's impacts on the provision of water, wastewater collection and treatment, and solid waste collection and disposal would not be significant. No mitigation measures were identified in the PEIR.

No Peculiar Impacts

The project would convert PDR uses within an existing building to IPDR and office uses. The proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already disclosed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
12. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods Initial Study analyzed growth projections and determined that the program's impacts on public services such as fire protection, police protection, and public schools would not be significant. No mitigation measures were identified in the PEIR. Impacts on parks are discussed under Questions 9 and 10.

No Peculiar Impacts

The project would convert the uses within an existing building from PDR to IPDR and office uses. The proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already disclosed in the Eastern Neighborhoods PEIR, associated with public services.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
13. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods project area is virtually fully developed with buildings and other improvements such as streets and parking lots. Most of the project area consists of structures that have been in industrial use for many years. As a result, there is little in the way of landscaping or other vegetation, with the exception of the relatively few parks that exist. Because future development projects in the Eastern Neighborhoods would largely consist of new construction of housing in these heavily built-out former industrial neighborhoods, there would be little in the way of loss of vegetation or disturbance of wildlife other than common urban species. Therefore, the Eastern Neighborhoods Initial Study concluded that the project would not result in any significant effects related to biological resources. No mitigation measures were identified in the PEIR.

No Peculiar Impacts

The project site is completely developed with existing buildings; there is no landscaping or vegetation on the project site. The proposed project includes the development of an interior loading dock into a courtyard for employees of the basement-level jewelry businesses; this may introduce foliage to the project site. In addition, the project sponsor would be required to plant street trees in compliance with Section 143 of the Planning Code. Given the conditions present on the project site and in the area, biological resource impacts are not applicable to the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
14. GEOLOGY AND SOILS— Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐
iv) Landslides?	☐	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods Initial Study concluded that the project would indirectly increase the population that would be subject to an earthquake, including seismically induced groundshaking, liquefaction, and landslides. The Initial Study also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Thus, the Eastern Neighborhoods Initial Study concluded that the program would not result in significant impacts with regard to geology, and no mitigation measures were identified in the PEIR.

No Peculiar Impacts

The project would involve interior modifications and minimal soil-disturbing activities that would be conducted in compliance with State and local building codes and regulations; thus this topic is not applicable to the proposed project.

Topics:	Sig. Impact Identified in PEIR	Project Contributes to Sig. Impact Identified in PEIR	Project Has Sig. Peculiar Impact	Addressed Below
15. HYDROLOGY AND WATER QUALITY—				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☐
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods Initial Study evaluated population increases on the combined sewer system and the potential for combined sewer outflows, and concluded that programmatic effects related to hydrology and water quality would not be significant. No mitigation measures were identified in the PEIR.

No Peculiar Impacts

The project site is completely covered by buildings, and the proposed project would not change the amount of impervious surface area on the site, or affect runoff and drainage. The proposed interior courtyard may allow for greater groundwater infiltration on the project site. Thus, the proposed project would not result in significant effects related to water resources.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
16. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☒	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☐	☐

Please see the Certificate of Determination for a discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Initial Study checklist, in 2005 when the Eastern Neighborhoods project was initially analyzed, did not contain a category concerning agricultural and forest resources. Nonetheless, all of San Francisco is identified by the California Department of Conservation's Farmland Mapping and Monitoring Program as "Urban and Built-up Land" (Department of Conservation, 2002). In addition, no part of San Francisco falls under the State Public Resource Code definitions of forest land or timberland; therefore, these topics are not applicable to any project in San Francisco.

No Peculiar Impacts

These topics are not applicable to the proposed project.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
19. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
17. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☐

No Significant Impacts Identified in PEIR

The Eastern Neighborhoods PEIR determined that the program would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The project area does not include any natural resources routinely extracted, and the proposed rezoning does not result in any natural resource extraction program. For these reasons, the Eastern Neighborhoods PEIR concluded that the program would not cause a wasteful use of energy, and would have a less-than-significant impact on energy. No mitigation measures were identified in the PEIR.

No Peculiar Impacts

The energy demand for the proposed project would be typical for such projects and would meet, or exceed, current state or local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. Therefore, the proposed project would not result in any impacts to energy resources.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:				

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☒
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☐

Significant Impacts Identified in PEIR

The Eastern Neighborhoods PEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Mitigation measures reduced all impacts to less than significant, with the exception of those related to land use (cumulative impacts on PDR use), transportation (traffic impacts at nine intersections, and transit impacts), cultural (demolition of historical resources), and shadow (impacts on parks).

No Peculiar Impacts

The proposed project would include a lot merger, exterior and interior building alterations, and conversion of uses. As discussed in this document, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already and disclosed in the Eastern Neighborhoods PEIR.



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
Date received:
DOCUMENTS DEPT

JAN 31 2012

Environmental Evaluation Application

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The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

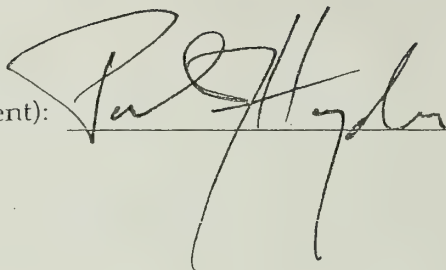
- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

(For Staff Use Only) Case No. 2011.1206E

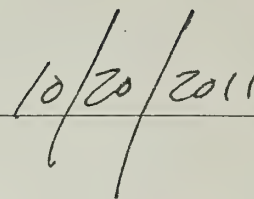
Address: 2401 Moraga St.

Block/Lot: 2019/001

Signed (owner or agent):

A handwritten signature in black ink, appearing to read "Paul H. Hyman", written over a horizontal line.

Date:

A handwritten date "10/20/2011" in black ink, written over a horizontal line.

PART 2 - PROJECT INFORMATION

Property Owner	<u>JOANNA BUECHE / TIM PUEYO</u>	Telephone No.	<u>415-370-0422</u>
Address	<u>2401 MORAGA STREET</u>	Fax No.	<u>—</u>
	<u>SAN FRANCISCO, CA 94122</u>	Email	<u>timothy.pueyo@comcast.net</u>
Project Contact	<u>PAUL HAYDU</u>	Telephone No.	<u>415-558-0400</u>
Company	<u>JONES HAYDU</u>	Fax No.	<u>415-861-5095</u>
Address	<u>1 ARKANSAS STREET, D2</u>	Email	<u>paul@joneshaydu.com</u>
	<u>SAN FRANCISCO, CA 94107</u>		

Site Address(es):	<u>2401 MORAGA STREET</u>		
Nearest Cross Street(s)	<u>30th AVENUE</u>		
Block(s)/Lot(s)	<u>2019 / 001</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>2062.5 SF</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use Community Plan Area (if any)	<u>NOT IN COMMUNITY PLAN AREA</u>		

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) _____ Estimated Cost \$ 300,000.00

Describe proposed use SINGLE-FAMILY RESIDENTIAL - NO CHANGE

Narrative project description. Please summarize and describe the purpose of the project.

THE SCOPE OF THIS PROJECT IS FOR THE RENOVATION OF AN EXISTING SINGLE-FAMILY RESIDENCE AT 2401 MORAGA STREET, THE VERTICAL ADDITION OF A 2ND STORY, AND A HORIZONTAL ADDITION AT THE REAR YARD.

THE PROJECT WILL INCLUDE THE ADDITION OF (1) BEDROOM AND (2) BATHROOMS, THE REPLACEMENT AND RENOVATION OF EXTERIOR CLADDING AND WINDOWS/DOORS, AND ALL ASSOCIATED STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK.

THE PROJECT WILL NOT INCLUDE ALTERATIONS TO CURB CUTS OR THE REDUCTION OR REMOVAL OF EXISTING PLANTERS. THERE ARE NO EXISTING TREES IN THE PROJECT SITE AREA.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2092 SF	2092 SF	1513 SF	3605 SF
Retail				
Office				
Industrial				
Parking				
Other (specify use)	2092 SF			
Total GSF		2092 SF	1513 SF	3605 SF

Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans; floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS

Handwritten signature 1-19-2012



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 11, 2012 (Part 1)
Case No.: 2011.1206E
Project Address: 2401 Moraga Street
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 2019/001
Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org
Michael Smith (Preservation Planner)
(415) 558-6322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

2401 Moraga Street is located on the southwest corner of 30th Avenue and Moraga Street in the Outer Sunset neighborhood. The subject building is located on a 2,062 square-foot, rectangular shaped lot that measures 25 feet in width, 82.5 feet in depth, and is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a one-story-over-garage, single-family dwelling that was constructed in 1939. The building is a vernacular row house with restrained Mediterranean Revival detailing that was constructed by the Gellert Brothers, Carl and Fred, who owned and operated the Standard Building Company. Because it is located on a corner, the building has two primary street-facing elevations. The building's primary entrance is elevated and reached by terrazzo stairs within a narrow recess located at the center of the building's Moraga Street elevation. The building is finished in stucco. The stucco is scored at the ground floor at the 30th Avenue elevation and partially scored at the Moraga Street elevation. The building's 30th Avenue elevation (east elevation) over hangs the ground floor below by 30-inches. The building's garage entrance is also located at the building's east elevation. The building is topped with a false roof parapet that is clad in Spanish clay tiles. The decorative roof rounds the corner from the 30th Avenue elevation to the Moraga Street elevation and terminates at the entry along the Moraga Street elevation. The decorative roof forms a cross gable at the building's northeast corner. At the northeast corner the open end of the east facing gable is covered in wood siding with scalloped edges along the bottom. The corresponding corner gable that faces north is covered in stucco. All of the building's original windows have been replaced with metal clad wood sashes. The building's south side elevation is not visible between the buildings. The rear (west) elevation is covered in vinyl siding.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1939).

Neighborhood Context and Description

The subject property is located in the Outer Sunset neighborhood which is generally considered to be bordered by Lincoln Way to the north, Rivera Street to the south, 19th Avenue to the east, and Ocean Beach/ Great Highway to the west. The area was incorporated into San Francisco in 1866 and began as sparsely populated sand dunes that residents at the time referred to as "Outside Lands". The Outer Sunset was one of the earliest areas of the Outside Lands to be developed as people built vacation homes at the beach. In the western most portion of the Outer Sunset households bought and used obsolete horse-drawn streetcars as modest housing. The area became known as "Car Village" and was eventually shortened to "Carville". The area was also known for its roadhouses and brothels. Circa 1888, many speculative developers starting buying up land in the neighborhood with the establishment of Golden Gate Park and street car access to the area. It is unclear how the neighborhood got its name but the name "Sunset Heights" was first used by real estate developer Wendell Easton in reference to a small area located outside today's Sunset neighborhood. The names gained recognition when in 1895 a group of neighbors who formed a neighborhood group in protest to the Market Street Railway's service interruption called themselves the "Sunset District Improvement Club" in recognition of the magnificent sunset the group had just witnessed.

The portion of the Sunset neighborhood located in today's Inner Sunset and located near Lincoln Way experienced an uptick in development after the 1906 Earthquake. However, the area experienced its greatest surge in development when the Sunset tunnel opened up in 1929, providing transit access to downtown. More houses were built in the Sunset during the 1930s than any other time as a result of the tunnel.

In 1922, Carl and Fred Gellert built their first house in the newly developing Sunset neighborhood. The Gellert Brothers owned and operated the Standard Building Company which later became Sunstream Homes. They were prolific developers in west of Twin Peaks area of the City. Their contemporaries included the Doelger Brothers, the Stoneson Brothers, Fernando Nelson & Sons, and the Meyers Brothers to name a few. These developers sought to provide home ownership opportunities for middle-class families. To keep cost down and provide a low cost product they employed production type techniques to their developments. As a result of their methods, the homes produced by these builders were very similar. They borrowed ideas, used standard floor plans, and rarely employed architects to keep cost down. With exception, houses were generally built in small clusters with different popular elevations applied for variation. In this way, the Outer Sunset and surrounding neighborhoods were built out more quickly than almost all other San Francisco neighborhoods and reflects a high degree of similarity amongst its residential building stock.

The area surrounding 2401 Moraga Street reflects this form of development. The Gellert Brothers constructed a contiguous group of 21 houses adjacent to the subject property. They purchased the land in 1938 and developed 12 of the houses by 1939 including the subject property. They developed

the balance of the houses in early 1940. The Gellert Brothers houses are similar to the houses that surround it. All of the houses have Period Revival detailing and a restrained level of ornament that is consistent with the era in which they were constructed. They are all one-story over garage and most are clad in stucco. A majority of the houses have had their original window sashes replaced similar to the subject property. Although they are homogenous, the buildings are unremarkable in their design and do not appear to be within a district. It should be noted, however, that the immediate blocks surrounding the site have not been formally surveyed

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the consultant, William Kostura, and found in the Planning Department, Preservation staff finds that the subject building is not eligible for inclusion on the California Register and is not located within a potentially eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

2401 Moraga Street was constructed during the primary development period for the neighborhood by a significant developer. However, these facts are neither significant nor unique to this property. The Gellert Brothers are estimated to have constructed thousands of buildings in San Francisco, many

within the Outer Sunset neighborhood. There are other Gellert Brother's developments that have more architectural merit than the cluster of buildings that includes the subject property. Additional research has not revealed that any significant events occurred on the property, thus the building is not eligible for listing on the California Register under this Criterion. It is also determined that the property is not located within a California Register-eligible historic district.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records indicate that shortly after construction, the Gellert Brothers sold the property to Einer and Esther Peterson. Mr. Peterson was a messenger and Mrs. Peterson was not employed. Records show that neither the Petersons nor any of the former owners or tenants of the building are important to the local, regional or national past.

Therefore, 2401 Moraga Street is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

2401 Moraga Street was constructed in 1939 as a row house with Mediterranean Revival detailing. The building was constructed quickly by the Gellert Brothers who were known for constructing inexpensive buildings with the same floor plan and modifying them for originality. It is unknown whom they employed to design the plans for the subject building. Because the building was constructed as modest housing it does not exhibit high artistic values or distinct characteristics. The Gellert Brothers were prolific residential developers in the western portion of the City who had a lasting impact on residential construction in the Outer Sunset neighborhood. They were also significant for the methods that they helped introduced to residential building in San Francisco. Although 2401 Moraga Street was constructed by the Gellert Brothers and reflects their construction methodology, it is not the best example of their work. The Gellert Brothers under the Standard Building Company, constructed thousands of buildings in San Francisco using the same construction methodology but some of their other developments such as Ardenwood located a few blocks west of West Portal exhibit high artistic values in both ornamentation and detailing which make them a better embodiment of their work. The subject property has very restrained detailing and is not discernable from other buildings constructed by less notable developers during the same era. Thus the property is not individually eligible for listing under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the

authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 2401 Moraga Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2401 Moraga Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 1-18-2012
Tina Tam, Senior Preservation Planner

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Thomas Wang, Project planner, if applicable

Photos of 2401 Moraga Street



Top photo: 30th Avenue side
Bottom photo: Moraga Street side; note recess for entrance



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
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SEP 06 2011

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
<i>Geotechnical Report</i> , as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
<i>Phase I Environmental Site Assessment</i> , as indicated in Part 3 Question 8	☐	☒
<i>Additional studies (list)</i>	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

JAN 31 2012

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): Brett Bollinger
(For Staff Use Only) Case No. 2011.1080E

Date: July 26, 2011
Address: 90 Jersey
Block/Lot: 6510 016

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Bradford Davis</u>	Telephone No.	<u>415-867-3043</u>
Address	<u>90 Jersey Street</u>	Fax No.	<u>707-833-1058</u>
		Email	<u>bradsdavis@mac.com</u>
Project Contact	<u>Bradford Davis</u>	Telephone No.	<u>415-867-3043</u>
Company		Fax No.	<u>707-833-1058</u>
Address	<u>90 Jersey Street</u>	Email	<u>bradsdavis@mac.com</u>

Site Information

Site Address(es):	<u>90 Jersey Street</u>		
Nearest Cross Street(s)	<u>Church Street</u>		
Block(s)/Lot(s)	<u>6510 016</u>	Zoning District(s)	<u>RM1</u>
Site Square Footage	<u>2850</u>	Height/Bulk District	<u>40x</u>
Present or previous site use	<u>Single Family Residence</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost <u>\$240,000</u>		

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.

(Attached)

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1995	1995	2505	4500
Retail				
Office				
Industrial				
Parking			700	700
Other (specify use)				
Total GSF				

Dwelling units	1			1
Hotel rooms				
Parking spaces	0		2	2
Loading spaces				
Number of buildings	1			1
Height of building(s)	36			36
Number of stories	2½		3	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

WLS 1-19-2012

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 20, 2011 (Part I)
Case No.: 2011.1080E
Project Address: 90 Jersey Street
Zoning: RM-1 (Residential, Mixed, Low-Density) District
40-X Height and Bulk District
Block/Lot: 6510/016
Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org
Michael Smith (Preservation Planner)
(415) 558-6322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

90 Jersey Street is located on the north side of the street between Church and Chattanooga Streets in the Noe Valley neighborhood. The subject building is located on a 2,850 square-foot, rectangular shaped lot that measures 25 feet in width, 114 feet in depth, and is located within a RM-1 (Residential, Mixed, Low-Density) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed in 1909. The building is a two-story-over-basement, wood framed structure with a rectangular plan that is set back from and above the street. The building is designed in the Queen Anne row house style by an unknown architect/builder. The primary street-facing elevation is composed of two structural bays. At the sidewalk the property has a rusticated stone bulk head with dog-legged stairs cutting through. At the basement level are a grouped pair of casement windows, a set of wooden stairs with pass through beneath, and a doorway to the basement. The second floor is composed of an enclosed entry porch with a flat roof and larger fixed window flanked by eight light casement windows within the same opening. The second floor features a centered, grouped, pair of casement windows beneath a gambrel roof covered in composition shingles. All of the building's windows are vinyl clad. The building's front elevation is sided in rustic wood shingles. The building is setback from its west side property line with a pedestrian walkway running from the front of the property to the rear. The west side and rear elevations are sided in modern vertical wood. The building's east side elevation is not visible between the buildings. A modern flat roofed two-story addition occupies the rear portion of the building.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring

Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1909).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. However, John Meirs Horner is the person most associated with Noe Valley's development. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition. Noe Valley was primarily developed at the end of the 19th century and the beginning of the 20th century. As a result, the neighborhood contains much of the quintessential Victorian and Edwardian residential architecture that has come to symbolize San Francisco. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. The neighborhood took several decades to build out and as a result, it has clusters of mid-century development scattered through out being mostly built out by 1920 with a primary development period from 1880 - 1920.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

90 Jersey Street is located on a residential block that is defined by a mix of single- and multi-family dwellings. The immediate neighborhood contains a range of building styles with turn of the 19th century Victorian and Edwardian architecture being the most predominant era represented. Building heights range from two to four stories with most buildings having ground floor garage entrances. The buildings have varying degrees of visual integrity and are interrupted in several locations by newer infill construction such as 39-41 and 45 Jersey Street. Most of the more immediate buildings were constructed later than the subject building and exhibit different siting, materials, and forms as a result. Many of these buildings are positioned closer to the street, have flat roofs and stucco siding. There does not appear to be potential district but it should be noted that the immediate blocks surrounding the site have not been formally surveyed and that the Liberty Hill Historic District is the nearest historic district located over a quarter mile northeast of the subject property.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted Supplemental Information Form for Historical Resource Evaluation prepared by the owner, Bradford Davis, and a DPR 523 form prepared by Nicholas Palter of Palter/Donzelli Design. Based upon this information and information found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register individually and is not located within a potentially eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

90 Jersey Street was constructed during Noe Valley's primary development period (1880 – 1920) as it was transitioning from a rural area to an urban neighborhood. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Additional research has not revealed that any significant events occurred on the property that would make it eligible for listing under this Criterion. Furthermore, there does not appear to be a significant collection of buildings from Noe Valley's development period that represents a significant event or series of events. It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the subject property is not individually eligible for the California Register under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Based upon the DPR 523 form provided by Nicholas Palter, the subject property is not associated with the lives of persons important in our local, regional, or national past. The San Francisco Realty & Investment Company constructed the subject building in 1909 then sold it to Ludwig Fergenbaum, a realtor, in 1915. Mr. Fergenbaum immediately sold the property to Milton

Metzler. The property had ten owners between 1919 and 2011 when it was sold to its current owners. According to information provided in the DPR form, there is no available information to suggest that any of the previous owners of the subject property made a significant contribution to the broad patterns of local and regional history or the cultural heritage of California or the United States. Therefore, 90 Jersey Street is not eligible for listing under California Register Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The original architect/designer for the building is unknown though its standard floor plan and design would suggest that it was not designed by a master architect. The building has no unique detailing or ornamentation that would distinguish it from similar buildings in the neighborhood and it does not exhibit a high level of craftsmanship. Thus, the property is not individually eligible for listing under California Register Criterion 3.

The subject property has no visual connection to the buildings within the subject block of Jersey Street. The subject building has a gambrel roof and is sided in wood shingles while the other buildings on the block primarily have flat roofs and stucco siding. Within this context, the subject property appears to be the first property to be developed. The property is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 90 Jersey Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, an analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 90 Jersey Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

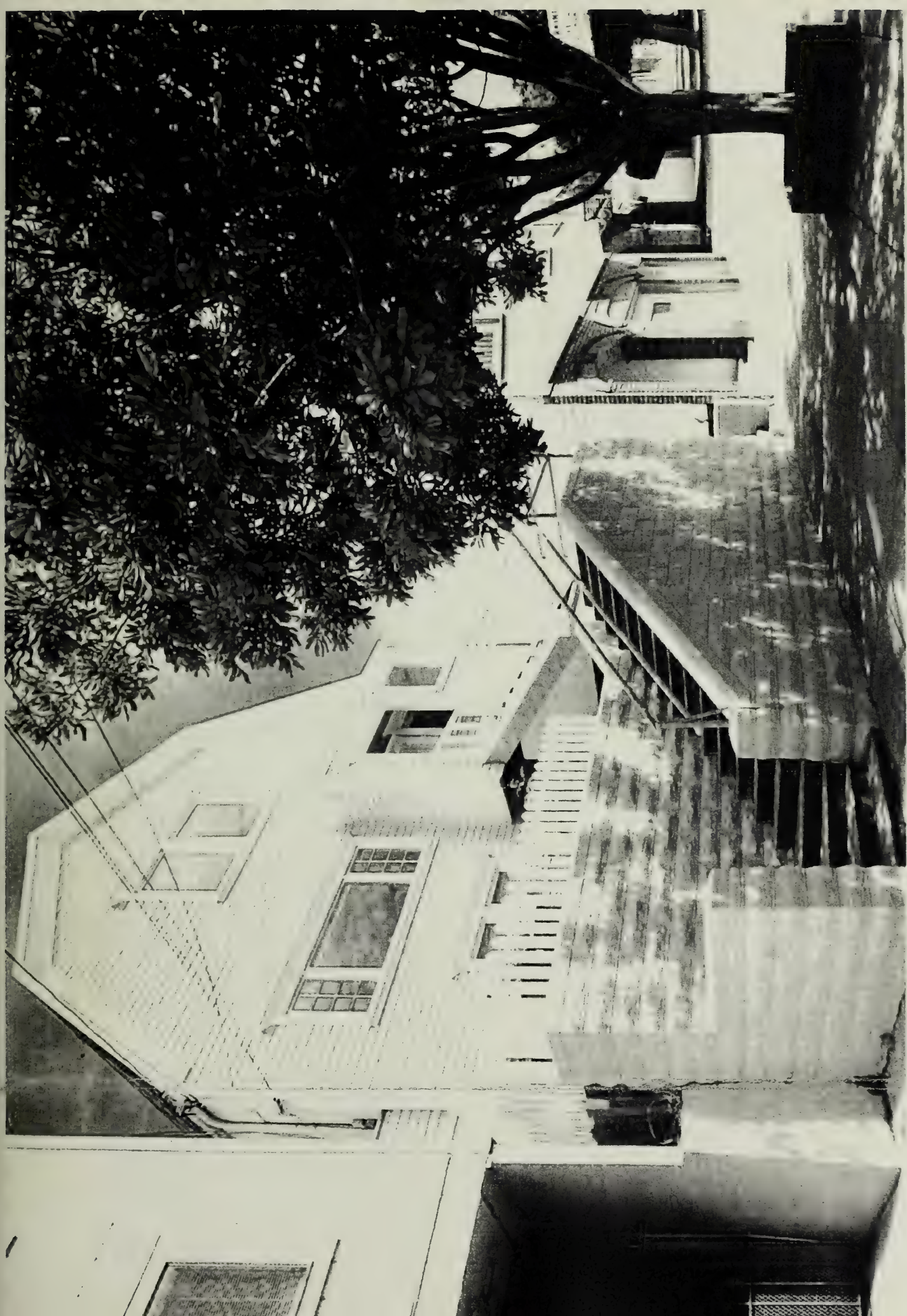
- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 1-18-2012
Tina Tam, Senior Preservation Planner

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)	
3155 Cesar Chavez	5503/040	
CASE NO.	PERMIT NO.	PLANS DATED
2009.0753E		

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance, on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed**:

GO TO STEP 5

☒ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

*jbt 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

Per Supplemental Info Form & Permit
* Requires initial by Senior Preservation Planner / Preservation Coordinator

history - conversion of original factory to church in the 1980s - lost of original material fabric; feeling; design & craftsmen

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

TINA TAM

Print Name

Date

1/19/2012

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STOP!

Must file *Environmental Evaluation Application*.

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☐	☐
<i>Geotechnical Report</i> , as indicated in Part 3 Questions 3a and 3b	☐	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☐
<i>Phase I Environmental Site Assessment</i> , as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

1/8/2010

(For Staff Use Only) Case No.

2009.0753E

Address:

3155 Cesar Chavez St

Block/Lot:

5503/040

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner Church of God Telephone No. 650-997-0853
Address 3155 Cesar Chavez st Fax No. _____
Email _____
Project Contact Carolyn Liu Telephone No. 415-218-7000
Company _____ Fax No. 415-468-2702
Address 543 Somerset st Email carolyn-liu@
SF. CA 94134 sbcglobal.net

Site Information

Site Address(es): 3155 Cesar Chavez st
Nearest Cross Street(s) Folsom st
Block(s)/Lot(s) 5503/040 Zoning District(s) RH-2
Site Square Footage 8051 Height/Bulk District _____
Present or previous site use Church
Community Plan Area (if any) _____

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost 500,000.

Describe proposed use Church

Narrative project description. Please summarize and describe the purpose of the project.

Vertical and horizontal addition to the existing church

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. <i>variance of parking</i>	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential				
Retail				
Office				
Industrial				
Parking				
Other (specify use) <i>Church</i>				
Total GSF	<i>4770 SQFT</i>	<i>YES</i>	<i>2317 SQFT</i>	<i>7087 SQFT</i>

Dwelling units	<i>0</i>	<i>/</i>	<i>0</i>	<i>0</i>
Hotel rooms	<i>/</i>	<i>/</i>	<i>/</i>	<i>/</i>
Parking spaces	<i>0</i>	<i>/</i>	<i>3</i>	<i>3</i>
Loading spaces	<i>0</i>	<i>/</i>	<i>0</i>	<i>0</i>
Number of buildings	<i>1</i>	<i>YES</i>	<i>1</i>	<i>1</i>
Height of building(s)	<i>40</i>	<i>YES</i>	<i>40</i>	<i>40</i>
Number of stories	<i>2</i>	<i>YES</i>	<i>2</i>	<i>2</i>

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



Date received:

SAN FRANCISCO PLANNING DEPARTMENT

Environmental Evaluation Application

(± 2 months)

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

(For Staff Use Only) Case No.

2011.1227E

Address:

Block/Lot:

JAN 31 2012

10-21 SAN FRANCISCO
PUBLIC LIBRARY

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner FELIX AND KAREN CHAN Telephone No. (415) 308-1788
 Address 420 TAYLOR BLVD. Fax No. (415) 697-7925
MILLBREA, CA 94030 Email sf1araco@sbcglobal.net
 Project Contact KELLY MELENDEZ Telephone No. (415) 861-5646 EXT 1
 Company MAK STUDIO, INC. Fax No. (415) 861-5641
 Address 1663 MISSION ST, #501 Email KELLY@MAKSTUDIO.NET
SAN FRANCISCO, CA 94103

Site Information

Site Address(es): 562 28th STREET
 Nearest Cross Street(s) DIAMOND STREET
 Block(s)/Lot(s) 6604 / 016 Zoning District(s) RH-1
 Site Square Footage 2850 SF Height/Bulk District 40-X
 Present or previous site use SINGLE FAMILY DWELLING
 Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction
☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use NEW SINGLE FAMILY DWELLING

Narrative project description. Please summarize and describe the purpose of the project.

The project proposes to remove the existing 860 sf single-story, single family dwelling and replace it with a new three-story, single family dwelling.

The existing dwelling is poorly constructed with a combination of concrete and brick footings with interior wood support posts sitting on concrete pier bases or directly on grade. The original construction occurred in the early 1900's, however, several minor, undocumented additions have occurred over the years. The property slopes downward to the north, creating a small basement area that is frequently damp and puddled with water. The structure has also settled significantly causing an uneven, buckled and sloped interior floor. Lastly, the ceilings of the (E) home are substandard; 6'-5" at portions of the living room, 7'-4" at the highest point in the kitchen, and 6'-6" in the bathroom.

The new home proposes to build at the front of the lot as opposed to the rear where the existing home sits. This will re-introduce the rear yard landscape corridor to the adjacent properties and bring the front façade of the home to the back of the sidewalk similar to the majority of homes in the neighborhood. The third story will be set back from the front façade giving the home a two-story appearance from the street. Finally, the rear façade at the 2nd and 3rd floors will align with the western neighbor's rear façade, therefore causing no sightline issues toward the downtown view.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B). – ATTACHED –	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator. – ATTACHED –	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
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7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
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* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	895 s.f.	0	3,606 s.f.	3,606 s.f.
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	182 s.f.	0	551 s.f.	551 s.f.
Other (specify use)	0	0	0	0
Total GSF	1,077	0	4,157 s.f.	4,157 s.f.

Dwelling units	1	0	1	1
Hotel rooms	0	0	0	0
Parking spaces	1	0	2	2
Loading spaces	0	0	0	0
Number of buildings	1	0	1	1
Height of building(s)	± 11'-0" FRONT ± 17'-10" REAR	0	± 24'-6" FRONT ± 32'-7" REAR	NA
Number of stories	1 + BASEMENT	0	3	3

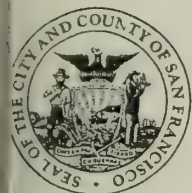
Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

WLFJ Just 1-19-2012



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 22, 2011 (Part I)
Case No.: 2011.1227E
Project Address: 562 28th Street
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 6604/016
Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org
Michael Smith (Preservation Planner)
(415) 558-6322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

562 28th Street is located on the north side of the street between Castro and Diamond Streets in the Noe Valley neighborhood. The subject building is located on a 2,850 square-foot, rectangular shaped lot that measures 25 feet in width, 114 feet in depth, and is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed circa 1907. The building is a one-story, wood frame structure that is set back on the back half of the lot. The building is designed in the Colonial Revival style by an unknown architect/builder. There is a small fenced courtyard in front of the building. The building is finished in wood shingles and has a gabled roof. The building has two flat-roofed additions which give it an F-shaped plan. The primary street-facing elevation features a 16 light fixed wood window flanked by eight light casement wood windows and a deeply recessed covered entry porch. The covered entry has a flat roof that terminates with a plain cornice. Within the recessed along a wall that runs perpendicular to the front building wall, are a recessed entry door and several multi-pane wood casement windows.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1907).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond

Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. However, John Meirs Horner is the person most associated with Noe Valley's development. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition. Noe Valley was primarily developed at the end of the 19th century and the beginning of the 20th century. As a result, the neighborhood contains much of the quintessential Victorian and Edwardian residential architecture that has come to symbolize San Francisco. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. The neighborhood took several decades to build out and as a result, it has clusters of mid-century development scattered through out being mostly built out by 1920 with a primary development period from 1880 - 1920.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

562 28th Street is located on a residential block that is defined by single-family dwellings. The immediate neighborhood contains a range of building styles with dominant style represented. Building heights range from one to three stories in height. The buildings have varying degrees of visual integrity by newer infill construction such as the adjacent building at 566 28th Street. The street slopes up from east to west with a steep hillside located east of the subject property which results in the buildings at this location being several feet above street level with greater front setbacks that disrupt the overall street wall. Within this context the subject building appears much smaller in scale. Due to the mixed character of the immediate vicinity it does not appear to be part of a potential historic district though the area has not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted a Historical Resource Evaluation prepared by Kelley & VerPlanck, dated February 2008. Based upon this information and information found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register individually and is not located within a potentially eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the Event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. 562 28th Street was constructed circa 1907 according to the Historical Resource Evaluation prepared by Kelley & VerPlanck. Its date of construction places it within Noe Valley's primary development period (1880 – 1920) as it was transitioning from a rural area to an urban neighborhood. However, the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Furthermore, there does not appear to be a significant collection of buildings from Noe Valley's development period that represents a significant event or series of events and additional research has not revealed that any significant events occurred on the property, thus the building is not eligible for listing on the California Register under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Based upon the Historical Resource Evaluation prepared by Kelley & VerPlanck, Catherine Borrer and her sister Bertha Cavalli were the first known occupants and owners of the property. Ms. Cavalli lived on the property until 1934 when it was inherited by several relatives. Research failed to prove that any of the former owners or residents of the property were important in our local, regional or national past. Therefore, 562 28th Street is not eligible for listing under California Register Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The original architect/designer for the building is unknown though its style would not suggest that it was the work of a master. The building has no unique detailing or ornamentation, or high level of craftsmanship that would give it high artistic value. Thus, the property is not individually eligible for listing under California Register Criterion 3.

The subject property has no visual connection to the buildings within the subject block of 28th Street. The subject building is small in scale and set back towards the rear of the lot while the other buildings on the block are larger and sited closer to the street. Because the property has no visual connection to its neighbors it is not eligible under this Criterion as a contributor to a potential historic district or important context.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Department's records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long as the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 562 28th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, an analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

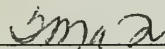
Since 562 28th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature:  Date: 1-18-2012
Tina Tam, Senior Preservation Planner

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1566-1580 19th St.	BLOCK/LOT(S) 4035/016A
CASE NO. 2011.1207 E	PERMIT NO.
	PLANS DATED

☐ Addition/ Alteration (detailed below)

☒ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☐ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☒ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☒ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

see HREL

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

TA

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed**:

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply).

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date January 20, 2012
Case No.: 2011.1207E
Project Address: 1566-1580 19th Street
Zoning: RH-2
40-X Height and Bulk District
Block/Lot: 4035/016A
Date of Review: January 9, 2012 (Part 1)
Staff Contact: Brett Bollinger (Environmental Planner)
(415) 575-9024
brett.bollinger@sfgov.org
Tara Sullivan (Preservation Planner)
(415) 558-6258
tara.sullivan@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

1566 - 1580 19th Street is located on the northeast corner of 19th and Arkansas Streets in the northern portion of the Potrero Hill neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District.

1566 - 1580 19th Street was constructed between 1911-1913 by an unknown builder. Located on an up sloping lot, the building fronts Arkansas Street with the rear yard and one-story garage structure on 19th Street. It is a two-story wood-frame building with flat horizontal wood siding, and an octagon-shaped projecting bay at the corner of the second floor. The façade is plain, with small windows featuring a plain wood surround and aluminum slider sashes. There is a plain projecting corning with no detailing. There are two flats in the building: the ground floor is accessed from Arkansas Street and the upper floor is accessed from 19th Street. There is a small one-story garage structure at the rear of the lot facing 19th Street. The garage is clad in similar horizontal wood siding with a front-facing gable roof.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed between 1911-1913).

Neighborhood Context and Description

1566 - 1580 19th Street is located in the Potrero Hill neighborhood, an area of San Francisco roughly bounded by 16th Street to north, U.S. 101 to west, Cesar Chavez Boulevard to south, and the industrial Central Waterfront to the east. The subject property is primarily in a residential neighborhood. The buildings in the immediate area are mixed in style and age. Large portions of the subject and adjacent block contain two-to-three story residences, some with garages but the majority of the homes have off-

street parking. There are several contractor style homes constructed in the 1970's on the southeast corner of 19th Street, and directly across the street from the subject property is a large residential complex that was constructed in 1995.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is eligible for the California Register of Historical Resources based on the following Criterion(s):

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1906-1915 ☒ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the project sponsor, and found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

A Sanborn map of the area surrounding the subject property from 1900 indicates that much of the land in Potrero Hill was undivided and undeveloped, which is consistent with the name "Potrero Nuevo," or

"new pasture" and the main use of the land was for grazing of livestock. The industrial development of the waterfront at Potrero Point in the late-1800s and early-1900s triggered the residential development of these former pastures, which is evident in the 1914 Sanborn map showing that the majority of surrounding parcels were developed with small residences.

Due to its geology and distance from the more developed portions of the City, the Potrero Hill area suffered minimal damage in the 1906 earthquake and subsequent fire, which made it a practical and desirable location for temporary refugee housing as well as more permanent residential development in the decade following 1906. The infill housing that was built during this short time, defined as the "Reconstruction Period," when seen in context with the surrounding pre-fire development, illustrates how the neighborhood evolved in relation to surrounding economic and environmental factors. This quick pattern of development and its association with the reconstruction period after 1906, makes the area significant under Criterion 1.

1566-1580 19th Street was constructed as a part of the development occurring in the area immediately after the events of 1906. The building was likely originally constructed as a ground-floor commercial store with a residential unit above. The subject building is an example of the residential/commercial development that occurred after the 1906 earthquake and related reconstruction. The development of this neighborhood is significant to the history of San Francisco, specifically, the decade immediately after the 1906 earthquake and fire. It is significant as a neighborhood-serving commercial-with-residential above building constructed for residents of the newly-developing Potrero Hill neighborhood.

It is therefore determined that there is a California Register-eligible historic district in the neighborhood, and that the property at 1566-1580 19th Street is eligible as a contributor to this district under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Records indicate that the property was owned by 'Real Estate & Derloo' to G. Johnson in 1914. The property was sold to the Goldstein family in 1927, where it remained in the family until 1944. Subsequent owners are Charles G. & Isabella H. Schweitzer (1944-1973), and Ceola Moseley (1973-1984). The current owners, Gloria Marlowe purchased the property in 1984 (it is currently owned by a family trust). Records show that none of the property owners of the building are important to the local, regional or national past.

Therefore, 1566-1580 19th Street, is not eligible under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

While 1566-1580 19th Street was constructed between 1911-1913, this structure is not eligible for listing on the California Register as an individual resource under Criterion 3. The subject building is utilitarian in nature with no special or unique architectural detailing.

1566-1580 19th Street does appear to relate to a potential historic district in the neighborhood, as an early twentieth-century commercial-residential corner building. The district mainly runs along Wisconsin

Street between 19th – 20th Streets with some ‘spillover’ onto the surrounding blocks, including 19th and Arkansas Streets. There are a variety of residential and commercial building types and architectural styles located within the area from this period.

1566-1580 19th Street is therefore determined to be eligible under this Criterion as a contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s period of significance.” Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

1566-1580 19th Street has a very low degree of integrity due to major alterations to the building in the mid-twentieth century. Permits and photographs show that the storefront was removed and converted into a second residential unit. The entire building was stripped of its original architectural details and features and the façade was modified to a point that no longer reflects the original design, appearance, or use of the building.

Therefore, it is determined that while 1566-1580 19th Street is significant under Criterion 1 and 3 as a contributor to a historic district, due to the lack of integrity it no longer conveys this significance.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 1566-1580 19th Street was determined not to retain sufficient integrity to be included in the historic district in the neighborhood, analysis of character-defining features was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

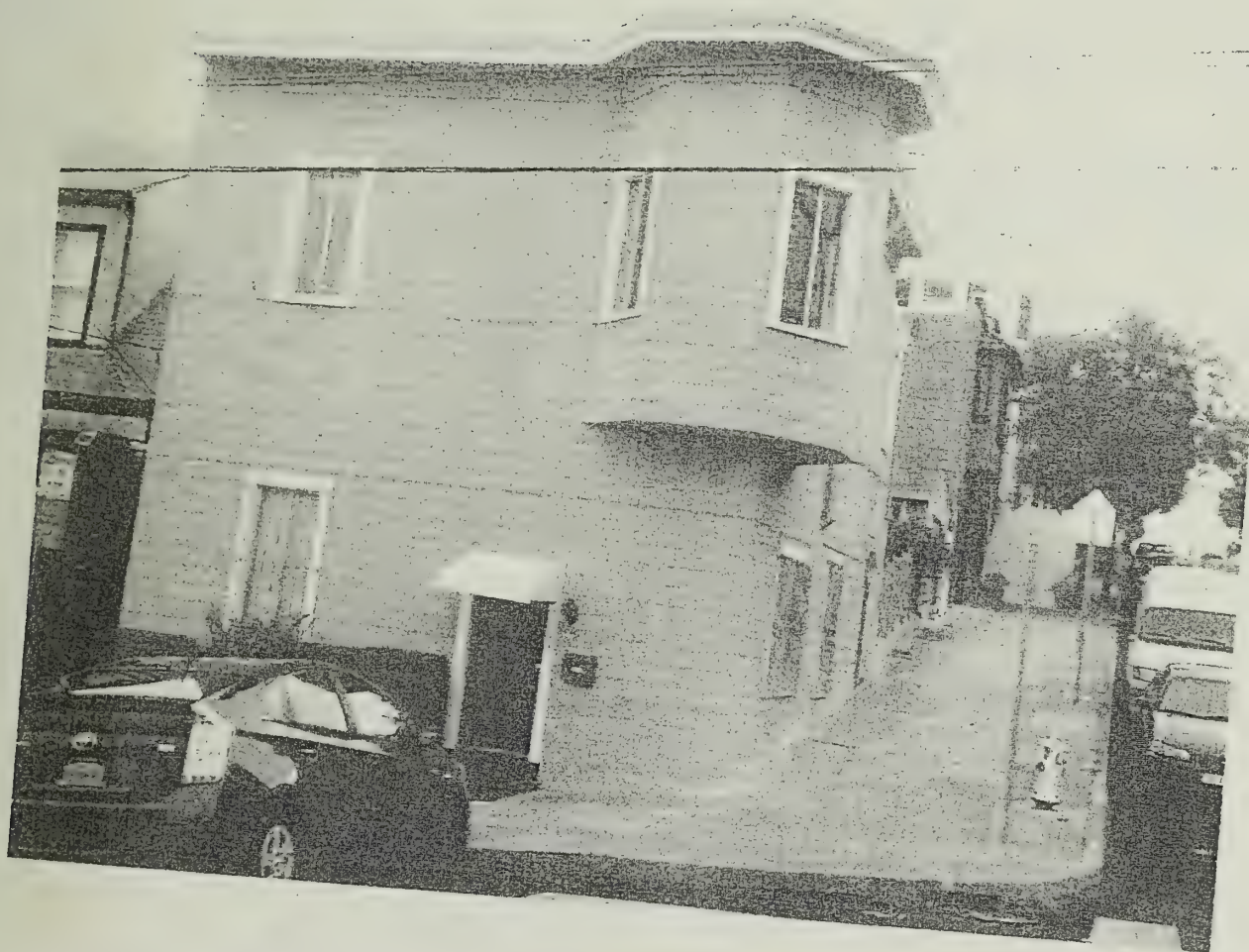
Tina Tam

Tina Tam, Senior Preservation Planner

Date: _____

1-18-2012

1566-1580 19th Street





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

NOV 07 2011

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

JAN 31 2012

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent):

(For Staff Use Only) Case No.

2011.12675

Date:

11/05/11

Address:

3500 Ocean Ave.

Block/Lot:

7246/024 024

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>PATRICK LAU</u>	Telephone No.	<u>415-710-3704</u>
Address	<u>13500 Ocean Ave</u>	Fax No.	
	<u>S. F. CA 94132</u>	Email	<u>Jenniferzhappit@yahoo.com</u>
Project Contact	<u>XIE GUAN</u>	Telephone No.	<u>415-652-3047</u>
Company	<u>XIE ASSOCIATES</u>	Fax No.	<u>415-656-0542</u>
Address	<u>501 CRES</u>	Email	<u>Bill@XIEARCHDESIGN.COM</u>

Site Information

Site Address(es):	<u>3500 OCEAN AVE, SF, CA 94132</u>		
Nearest Cross Street(s)	<u>INVERNESS</u>		
Block(s)/Lot(s)	<u>72461024</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>3450 SF</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>RESIDENTIAL (SINGLE FAMILY DWELLING)</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

- | | | | |
|--|--|---|---|
| ☒ Addition | ☐ Change of use | ☐ Zoning change | ☐ New construction |
| ☒ Alteration | ☐ Demolition | ☐ Lot split/subdivision or lot line adjustment | |
| ☐ Other (describe) | Estimated Cost | | |

Describe proposed use RESIDENTIAL (SINGLE FAMILY DWELLING)

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1865	1865	1442	3307
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	360	360	0	360
Other (specify use)				
Total GSF	2225	2225	1442	3667
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	25'-5"	25'-5"	3'	28'-5"
Number of stories	2	2	0	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

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1-23-2012



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 20, 2012 (Part 1)
Case No.: 2011.1267E
Project Address: 3500 Ocean Avenue
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 7246/024
Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org
Michael Smith (Preservation Planner)
(415) 558-6322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

3500 Ocean Avenue is located on the northwest corner of Ocean Avenue and Inverness Drive in the Lakeshore neighborhood. The subject building is located on a 3,450 square-foot, irregularly shaped lot that measures 35 feet in width, 100 feet in depth, and is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a split-level, single-family dwelling that was constructed in 1941. The building is a wood-frame structure with a concrete foundation, rectangular plan, and combination hipped and gabled roof. The building exhibits French Provincial Revival design elements. The south and east elevations are the building's primary street-facing elevations because it is located on a corner. The primary entrance is recessed, elevated and reached by brick stairs located at the center of the building's south (Ocean Avenue) elevation. Other architectural features of the building include: stucco finish; complex hipped and gabled roof combined with complex massing; split level east (Inverness Drive) elevation; numerous chimneys; ground floor garage entrance at the east elevation; vinyl sash, single-hung windows of various sizes at the south elevation and a combination of vinyl sash single-hung and casement windows at the east elevation; and wider than normal floor plate that characterizes the corner buildings within the neighborhood. Decorative features include the French Provincial styled metal window awning and the brick water table both located at the building's east elevation.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1941).

Neighborhood Context and Description

3500 Ocean Avenue is located in Lakeshore Park, a residential subdivision located in the Lakeshore neighborhood. The subdivision is bounded by Sloat Boulevard to the north, Lake Merced to the south, Inverness Drive to the east, and Sunset Boulevard to the west. The neighborhood consists of attached and detached single-family dwellings that were constructed mid-century by the Standard Building Company that was owned and operated by the Gellert Brothers, Carl and Fred, who were prolific developers in the western portion of the City. Their contemporaries included the Doelger Brothers, the Stoneson Brothers, Fernando Nelson & Sons, and the Meyers Brothers to name a few. These developers sought to provide home ownership opportunities for middle-class families. To keep cost down and provide a low cost product they employed production type techniques to their developments. As a result of their methods, the homes produced by these builders were very similar. They borrowed ideas, used standard floor plans, and rarely employed architects to keep cost down. With exception, houses were generally built in small clusters with different popular elevations applied for variation.

In 1939, the Gellert Brothers purchased the farmland south of Sloat Boulevard to create Lakeshore Park, a more exclusive neighborhood that was marketed for higher income households with restrictive covenants that were usually found in more expensive residential developments. To further separate Lakeshore Park from the rest of the Sunset/Parkside neighborhoods, the Gellerts discontinued the conventional numbered street naming and instead used nature inspired street names. The homes sold in Lakeshore Park were only a little more expensive than those they were selling in the Sunset.

In 1942, the United States entry into World War II halted development of Lakeshore Park while the Standard Building Company's resources were redirected towards building military housing. In 1947, the Standard Building Company returned to the construction of Lakeshore Park, this time constructing houses that reflected post-War architectural trends. By the 1950s, Lakeshore Park was completely built out and the Standard Building Company constructed a shopping center, Lakeshore Plaza, at the western edge of the neighborhood. The Standard Building Company continued constructing homes throughout the Bay Area into the 1970s.

The Standard Building Company gained notoriety through the 1960s and 1970s as the subject of protests for their racially restrictive covenants that were banned by the United States Supreme Court in 1948.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the project sponsor submitted supplemental historical information about the property. Based on the information provided by the sponsor and found in the Planning Department, Preservation staff finds that the subject building is not eligible for inclusion on the California Register and is not located within a potentially eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

3500 Ocean Avenue was constructed as part of the Lakeshore Park development by the Standard Building Company, a significant Bay Area housing developer. However, these facts are neither significant nor unique to this property. The Standard Building Company is estimated to have constructed thousands of buildings in San Francisco, many within the portion of the City west of Twin Peaks. The Lakeshore Park development is not particularly distinguishable or noteworthy among other nearby residential developments from the same era. Additional research has not revealed that any significant events occurred on the property, thus the building is not eligible for listing on the California Register under this Criterion. It is also determined that the property is not located within a California Register-eligible historic district.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records indicate that shortly after construction in 1941, the Standard Building Company sold the property to the Paul Lavoie Rosina Hogan. The property remained in the Lavoie/Hogan Family until 1994 when it was sold to the Ho Family. Records show that neither the Lavoie/Hogan Family nor any of the subsequent owners of the property are important to the local, regional or

national past. Furthermore, neither Carl or Fred Gellert figured more prominently in the development of the subject property than any of the other buildings in the development.

Therefore, 3500 Ocean Avenue is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

3500 Ocean Avenue was constructed as part of the Lakeshore Park development by the Standard Building Company, a significant Bay Area housing developer. The building was constructed quickly by the Standard Building Company which was known for quickly constructing inexpensive buildings with the same floor plan and modifying them for originality. It is unknown whom they employed to design the plans for the subject building. Though the development was marketed to higher end buyers the building is not noteworthy for its design. The Standard Building Company quickly constructed many thousands of buildings similar in design and scale to the subject property thereby making it a prolific and successful business operation, but not necessarily as a producer of buildings that embody high artistic value. Furthermore, Lakeshore Park had no lasting influence in the design of mid-century developments.

The Gellert Brothers, who owned the Standard Building Company, were significant for their prolific development and the methods that they helped introduce to residential building in San Francisco. Although Lakeshore Park was constructed by the Gellert Brothers and reflects their construction methodology, it is not the best example of their work. Ardenwood, located a few blocks west of West Portal, exhibits high artistic values in both ornamentation and detailing which make them a better embodiment of their work. The subject property has very restrained detailing and is not discernable from other buildings constructed by less notable mid-century developers during the same era. Thus the property is not individually eligible for listing and is not located within a potentially eligible historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 3500 Ocean Avenue was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 3500 Ocean Avenue was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 1-23-2012
Tina Tam, Senior Preservation Planner

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Thomas Wang, Project planner, if applicable



C.



SAN FRANCISCO PLANNING DEPARTMENT

Date received
GOVERNMENT
DOCUMENTS DEPT

JAN 31 2012

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger

1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling

1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee \$285	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date: 6/6/11

(For Staff Use Only) Case No.

2011.0633E

Address: 4273 25TH ST

Block/Lot: 6546-033

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>KELLI McMASTER</u>	Telephone No.	<u>415.867.0374</u>
Address	<u>4273 25TH ST</u>	Fax No.	
	<u>SF, CA 94114</u>	Email	<u>kmcmaster@google.com</u>
Project Contact	<u>DAVID KANE</u>	Telephone No.	<u>415.501.9000 x100</u>
Company	<u>HKSE</u>	Fax No.	<u>415.354.3499</u>
Address	<u>237 KEARNY ST #180</u>	Email	<u>dkane@hk-se.com</u>
	<u>SF, CA 94108</u>		

Site Information

Site Address(es):	<u>4273 25TH ST</u>		
Nearest Cross Street(s)	<u>DIAMOND</u>		
Block(s)/Lot(s)	<u>6546-033</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>2,850 Sq. Ft</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use			
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe) _____	Estimated Cost <u>\$200K</u>		

Describe proposed use _____

Narrative project description. Please summarize and describe the purpose of the project.

**GARAGE ADDITION, HORIZONTAL ADDITION AT REAR,
AND DEPRESS BASEMENT FLOOR & REMODEL BASEMENT**

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,980 Sq.Ft.	1,950 Sq.Ft.	415 Sq. Ft.	2,365 Sq.Ft.
Retail	—	—	—	—
Office	—	—	—	—
Industrial	—	—	—	—
Parking	—	—	475 Sq. Ft.	475 Sq. Ft.
Other (specify use)				
Total GSF				2,840 Sq. Ft.
Dwelling units	1	1	—	1
Hotel rooms	—	—	—	0
Parking spaces	—	—	2	2
Loading spaces	—	—	—	0
Number of buildings	1	1	—	1
Height of building(s)	+/- 38 Ft	38 Ft	NO CHANGE	38 Ft
Number of stories	2	2	—	2

Please describe any additional project features that are not included in this table:

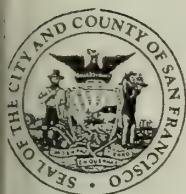
BASEMENT ADDITION FOR NEW GARAGE (475 Sq.Ft.)

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS

1-23-2012



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date December 14, 2011 (Part I)
Case No.: 2011.0633E
Project Address: 4273 25th Street
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 6546/033
Staff Contact: Brett Bollinger (Environmental Planner)
(415) 575-9024
brett.bollinger@sfgov.org
Michael Smith (Preservation Planner)
(415) 558-6322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

4273 25th Street is located on the south side of the street between Castro and Diamond Streets in the Noe Valley neighborhood. The subject building is located on a 2,850 square-foot, rectangular shaped lot that measures 25 feet in width, 114 feet in depth, and is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed circa 1892. The building is a one-story-over-basement, wood framed structure with a rectangular plan that is set back from and above the street. The building is designed in the Queen Anne row house style by architect/builder Fernando Nelson. The primary street-facing elevation is composed of three structural bays. At the second floor the elevation is composed of a single double hung vinyl window at the east side, a recessed entry porch and door in the middle bay, and a slanted bay window with vinyl windows in the third bay at the west side of the elevation. The recessed porch features a paneled wood door with transom and modern gingerbread spindlework. All the windows at the second floor are decorated with stick molding, enframed rosettes, and scroll cut panels. At the ground floor a modern paneled wood pedestrian door with fan-light is located in the first bay at the east side of the elevation, dog-legged wood stairs with pass through beneath and simple wood railings occupy the middle bay and lead to the second floor entry porch, and a pair of small vinyl clad sliding windows are located in the western most structural bay beneath the slanted bay window above. The primary elevation is covered in rustic wood siding and topped with a gabled roof that is hidden from view by a decorative false front parapet. The left side of the parapet features a shed roof, decorative brackets, and stick molding and the right side terminates with a gable end with vergeboard and sunburst. There is a concrete retaining wall at the front of the property with a terraced yard above that rises to meet the front of the building. The building's east and west elevations are not visible between the buildings. The rear (south)

elevation is covered in wood siding, set back from the side property lines, and has a gabled roof. A lean-to addition with a shed roof projects from the rear wall.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1892).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. However, John Meirs Horner is the person most associated with Noe Valley's development. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition. Noe Valley was primarily developed at the end of the 19th century and the beginning of the 20th century. As a result, the neighborhood contains much of the quintessential Victorian and Edwardian residential architecture that has come to symbolize San Francisco. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. The neighborhood took several decades to build out and as a result, it has clusters of mid-century development scattered through out being mostly built out by 1920 with a primary development period from 1880 - 1920.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

4273 25th Street is located on a residential block that is defined by a mix of single- and multi-family dwellings with mixed-use buildings located on the corner at Castro Street. The immediate neighborhood contains a range of building styles with turn of the 19th century Victorian and Edwardian architecture being the most predominant era represented. Building heights range from two to three stories with most buildings having ground floor garage entrances. The buildings have varying degrees of visual integrity and are interrupted in several locations by newer infill construction such as 4241 25th Street. The subject property is located in a row of three properties (4273, 4277, and 4281) that were all constructed during the same time by Fernando Nelson in the Queen Anne style. Of this group, 4277 25th Street has been significantly altered. The property at 1007 Diamond Street, located several properties to the west of the subject property, is listed on the *Here Today* survey and was also designed and constructed by Fernando Nelson. There does not appear to be potential district because the neighborhood within the immediate vicinity lack visual integrity. It should be noted that the immediate blocks surrounding the site have not been formally surveyed and that the Liberty Hill Historic District is the nearest historic district located over a quarter mile northeast of the subject property.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted Supplemental Information Form for Historical Resource Evaluation prepared by the consultant, Tim Kelley Consulting. Based upon information provided by Tim Kelley Consulting and found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register individually and is not located within a potentially eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

4273 25th Street was constructed during Noe Valley's primary development period (1880 – 1920) as it was transitioning from a rural area to an urban neighborhood. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Additional research has not revealed that any significant events occurred on the property that would make it eligible for listing under this Criterion. Furthermore, there does not appear to be a collection of buildings from Noe Valley's development period that represents a significant event or series of events. It is therefore determined that there is not a California Register-eligible historic district in the neighborhood,

and that the subject property is not individually eligible for the California Register under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Based upon the Supplemental Information Form for Historical Resource Evaluation provided by the Project Sponsor, the subject property at 4273 25th Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to suggest that the subject property was associated with any person(s) who made a significant contribution to the broad patterns of local and regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, John Jung was the earliest recorded owner of the subject property. Mr. Jung, a German immigrant, was employed as a sugar refiner and street worker. In 1941, the property was inherited by his sons and sold in 1943 to Robert and Edith Greenwood. After the Greenwoods, the property changed hands three more time with the current owner purchasing the property in 2010. Records show that none of the property owners or tenants of the building were important to our local, regional or national past.

Therefore, 4273 25th Street is not eligible for listing under California Register Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject building is an example of a Queen Anne row house that was designed and constructed by Fernando Nelson, one of San Francisco's most prolific homebuilders, whose career (and that of his sons) spans seven decades and includes many of San Francisco's architectural styles. In fact, Nelson and his sons are credited with building more than 4,000 homes in the city from 1876 to just after World War II. In 1876, at the age of 16, Fernando Nelson (1860-1953) came to Noe Valley to build his first house. Fernando Nelson & Sons went on to build many houses in Noe Valley, the Mission, Richmond, Forest Hill, and West Portal neighborhoods. At its height, his company had 75 employees. Fernando Nelson is widely recognized as a master architect. He died in 1953 at the age of 93.

Though the subject building is the work of a master architect, it is not one of his finer works and has no unique detailing or ornamentation that would distinguish it from similar Queen Anne houses in the neighborhood. Furthermore, the subject building is not distinctive within the abundance of buildings within San Francisco that were designed by Fernando Nelson. There are other Fernando Nelson designed Queen Anne buildings that display more exuberant detailing and ornamentation and more visual integrity that would make them better examples of his work. Thus, the property is not individually eligible for listing under California Register Criterion 3.

The subject property is located within a grouping of three identical buildings that were constructed by Fernando Nelson. The building in the middle of this grouping has poor historic integrity and no longer exhibits its original Queen Anne design. Thus, this grouping of buildings lacks the cohesiveness that would make them significant. The remainder of the block is comprised of wood sided Queen Anne and Edwardian buildings with a mix of gabled and flat roofs. However, the buildings lack any apparent cohesive relationship and have varying degrees

of integrity. The property is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 4273 25th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, an analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 4273 25th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 1-18-2012
Tina Tam, Senior Preservation Planner

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File





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PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 112-114 Russ St.		BLOCK/LOT(S) 3731/076
CASE NO. 2009.0726E	PERMIT NO.	PLANS DATED

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is **not listed:**
GO TO STEP 5
- ☐ Project **does not conform** to the scopes of work:
GO TO STEP 5
- ☐ Project involves **4 or more** work descriptions:
GO TO STEP 5
- ☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Rich Sucre
(415) 575-9108
richard.sucre@sfgov.org

Project Address: 112-114 Russ Street
Block/Lot: 3731/076
Case No.: 2009.0726E

Date of Review: January 20, 2012 (Part II)

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1908, the subject building at 112-114 Russ Street is a contributing resource to the eligible Western SoMa Light Industrial and Residential Historic District. As part of the adopted South of Market Historic Resource Survey, the subject property was assigned a California Historic Resource Status Code (CHRSC) of "3D," which designates this property as:

- ☐ "3D" = "Appears eligible for NR as a contributor to a NR eligible district through survey evaluation."

As noted in the DPR 523D (District Record) form, this eligible historic district is described as:

The Western SoMa Light Industrial and Residential Historic District (Historic District) is primarily located in the western part of the South of Market (SoMa) Area Plan Historic Resource Survey area in San Francisco's South of Market neighborhood. In large part, the Historic District conforms to the area bounded by Mission Street to the north, 5th Street to the east, Harrison Street and Bryant Street to the south, and 13th Street to the west. (Pg. 1)

The Historic District is urban in character. It is entirely built out with buildings, nearly all of which are built out to the front and side property lines, and paved parking lots. Lots vary in width, but as in most of San Francisco, twenty-five feet is a basic unit of width. Primary streets are 82.5 feet wide, with larger buildings typically having fifty, seventy-five or one hundred foot wide lots, while alleys of varying widths from 20 to 75 feet, are nearly all the basic twenty-five feet. Streets within the area are asphalt paved,

lined by concrete sidewalks, and conform to the city grid of larger (100' x 150') blocks that are found south of Market Street. The grid is oriented diagonally in relation to the cardinal directions. The West Soma Light Industrial and Residential district is characterized by a mixture of property types. On primary streets, buildings are built of masonry construction, predominantly reinforced concrete; however, load bearing and steel or heavy timber brick construction is also found with great frequency. Buildings on alley streets are often smaller in scale and of wood frame construction with a cement plaster or stucco façade. Across the district, buildings range in height from ten to sixty feet, with most being two or three stories in height. Flat roofs are near universal. Few buildings have wood exterior cladding, a protective feature to guard against the spread of fires. (Pg. 2)

The Western SOMA Light Industrial and Residential District possesses 721 total properties. Of these resources, 478 properties are contributing resources, while 293 properties are non-contributing resources. This eligible historic district is significant under Criterion 1 (Events) and Criterion 3 (Architecture) as a representation of a noteworthy trend in development patterns; as an establishment of ethnic groups in San Francisco; as a group of properties that embody the distinctive characteristics of a type, period, or method of construction; and as a representation of a significant and distinguishable entity whose components may lack individual distinction. The eligible historic district's period of significance ranges from 1906 to 1936.

Based on its survey rating, 112-114 Russ Street is considered a "Category A - Historical Resources" for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☐ New Construction

PER DRAWINGS DATED:

August 8, 2011, by: Santos and Urrutia, Inc.

PROJECT DESCRIPTION

The proposed project includes exterior alterations and construction of a two-story addition on top of a three-story building. The project would add two new dwelling units to the existing two-unit residential building. The exterior alterations on the primary facade facing Russ Street include replacement of the existing non-historic aluminum-sash windows with new, double-hung, wood-sash windows, and repair and repainting of the existing flush wood siding. The new two-story addition is setback approximately 15-ft from the front building wall on the fourth floor, and 30-ft from the building wall on the fifth floor. At the rear, this addition is setback approximately 6-ft 9-in from the rear building wall on the fourth floor and approximately 18-ft 10-in from the rear building wall on the fifth floor. The new addition would be clad with natural finish wood siding on the fourth floor and standing seam zinc metal siding on the fifth floor. At the fourth floor, a stairwell clad with standing seam zinc metal siding would separate the new roof deck and garden that would be constructed at this level. On the fifth floor, a new roof deck with a grated metal guardrail would be located in front of the new addition. Overall, the new addition would possess a contemporary architectural style.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant report:

- ☐ Y.A. Studio, *Historic Resource Evaluation, Supplemental Information: 112-114 Russ Street* (May 2009).
-

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project will not have a significant adverse impact on 112-114 Russ Street, which is a contributing resource to the eligible Western SoMa Light Industrial and Residential Historic District. In addition, the proposed project will not have a significant adverse impact on the eligible Western SoMa Light Industrial and Residential Historic District.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the Secretary's Standards:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project would maintain the property's historic use as a multi-unit residential building.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which include: flush wood siding, ground floor garage door, recessed residential entry, window trim, and cornice. No historic materials or features would be removed as part of the proposed project.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The subject building has not had any major alterations, which have garnered significance in their own right.

Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project would preserve distinctive features, finishes and construction techniques, including the flush wood siding and decorative cornice. These notable features and examples of fine craftsmanship would not be impacted by the proposed project.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

In general, the proposed project adopts an ethos of repair over replacement. The historic exterior features, including the wooden window trim, flush wood siding, and ground floor garage doors, would be cleaned, preserved, and repaired in place.

Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments. In general, historic materials, including the flush wood siding, would be cleaned and repainted.

Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project would not include any foundation work or below ground excavation, and would not have the potential to impact any below ground archaeological resources.

Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes a new two-story addition, which would be constructed on top of the existing three-story building. The new addition does not destroy historic fabric that is characteristic of the subject building or the surrounding historic district. In general, this new addition is designed to be differentiated from the existing historic building in its overall architectural style, use of zinc metal siding, use of grated metal guardrails, and use of glazing on the east façade. The addition is deferential to the existing historic building in its overall massing and size, particularly due to the setbacks at the front and rear façades. Although differentiated from the historic building, the new addition is also compatible with

the subject building and surrounding historic district in its overall simplicity of design, use of wood siding, and massing. The addition allows for a clear reading of the subject building and is minimally visible from the public right of ways. Further, the new work relates to the surrounding historic district by incorporating character-defining elements of the light industrial and residential buildings, including extensive use of glazing, metal and wood siding, and simple rectangular massing. Overall, the proposed project maintains the integrity of the subject property and the surrounding historic district.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes a new two-story addition, which would be undertaken in such a manner that if removed in the future, the essential form and integrity of the subject property and the surrounding historic district would be unimpaired. The proposed project maintains the overall form of the subject building by retaining the three-story massing and maintaining the surrounding district's two- and three-story context along Russ Street. The new addition has minimal to no impact upon the subject property's historic features, and overall the integrity of the subject property and district is maintained.

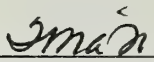
Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 1-23-2012

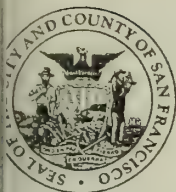
cc: Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
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RS: G:\Documents\Environmental\2009.0726E 112-14 Russ St\HRER_112-114 Russ St_2012-01-20.doc

IMAGES



View of 112-114 Russ Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.0929E
Project Title: St. Joseph's Church, 1401 Howard Street
Zoning: SLR (Service/Light Industrial/Residential) Zoning District
50-X Height and Bulk District
Block/Lot: 3517/035
Lot Size: 26,811 square feet
Project Sponsor: Chris Foley, 1401 Development Partners, LLP
(415) 975-9000
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucresf.gov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project includes exterior alterations, interior alterations and use conversion from a church to office, retail and assembly uses. The proposed project would result in 21,000 sf of office use and 1,000 sf of retail use. Key components of the proposed project include construction of handicap accessible ramps, a seismic strengthen of the existing church, and construction of an interior free-standing mezzanine. The exterior and interior of the church would be cleaned, repaired, and rehabilitated according to the Secretary of the Interior's Standards for Rehabilitation.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a) and 15301(d)]

REMARKS:

See reverse side.

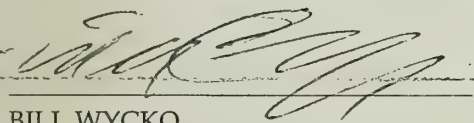
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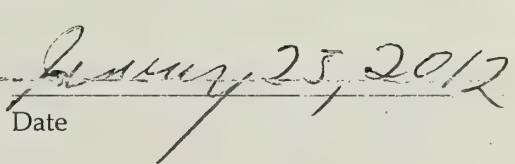
JAN 31 2012

DETERMINATION:

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I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

CC: Chris Foley, Polaris Group; Historic Preservation Distribution List; Virna Byrd, Bulletin Board and Master Decision File;
Exemption/Exclusion File, Supervisor Jane Kim, District 6

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, because it is listed in the California Register of Historical Resources and is part of a historic district eligible for listing in the National Register of Historic Places. The existing building on the project site was constructed in 1913 and was listed in the National Register of Historic Places in 1982, which makes it a "Category A – Historical Resource" pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category A properties are considered historical resources for the purposes of CEQA. As described in the Historic Resource Evaluation Response (HREER) Memorandum (see attached), 1401 Howard Street is listed in the National Register of Historic Places, California Register of Historical Resources and is designated as San Francisco Landmark No. 120. In addition, 1401 Howard Street is a contributing resource to the National Register-eligible Western SoMa Light Industrial and Residential Historic District. The church is significant within the areas of architecture, religion and ethnic history for the period from 1906 to 1914. The church is an excellent example of Romanesque Revival architecture, and is notable for the St. Joseph's parish, which has operated on the site since 1861. By the 1950s and 1960s, the church congregation was composed of Latino, Filipino and Pacific Islanders, and was recognized as one of the largest Filipino parishes in the United States.

Constructed in 1913, St. Joseph's Church at 1401 Howard Street is a three-story steel-frame church located on an irregular parcel (APN 3517 035) at the southwest corner of Howard and 10th Streets.¹ The building has a cruciform-shaped plan, concrete foundation, a slate tile gable roof, and is clad in scored cement plaster (stucco). The building features stained glass lancet windows and wood-sash windows set within arched window openings with keyhole details. The east and west transept walls feature large rose windows set with simple wood-sash windows. Typical doors include paneled white-oak wood doors with an arched stained glass transom or decorative wood-panel tympanum. The primary entrance is demarcated by a set of granite steps on Howard Street, while secondary entrances are located on the west and east facades.

The character-defining features of 1401 Howard Street include the following:

- Site: Low brick perimeter wall; brick piers; metal fences; low concrete curb at the northeast corner of subject lot; flat grade;
- Exterior: Cruciform plan; massing; scored cement plaster (stucco) exterior; sheet metal architectural elements (including cornices, towers, cupolas, gilded domes and crosses); wooden window tracery; shaped window openings; granite steps on the north façade; decorative wooden doors;
- Interior: Marble wainscot and floor in narthex (entry vestibule); decorative plaster elements, including molding, denticulated cornices, pilasters, columns, ceiling vaults, and coffered ceilings;

¹ Page & Turnbull, *St. Joseph's Church Historic Resource Evaluation* (December 16, 2011).

white oak woodwork, including doors, door frames, window frames, column bases and railings; stained glass; and interior triple-height volume.

The proposed project includes exterior alterations, interior alterations and use conversion from a church to office, retail and assembly uses. The proposed project would result in 21,000 sf of office use and 1,000 sf of retail use. Key components of the proposed project include a seismic strengthen of the existing church and construction of an interior free-standing mezzanine. As part of the project entitlements, a Certificate of Appropriateness from the Historic Preservation Commission and Conditional Use Authorization from the Planning Commission would be required. The project would utilize the California Historic Building Code (CHBC) and would also be pursue Federal Rehabilitation Tax Incentives.

In detail, the exterior of 1401 Howard Street would be rehabilitated as follows:

- Construction of new ADA-compliant ramps, staircases and landings on the east and west facades, including construction of new planters and encapsulating the existing granite steps;
- Installation of new street trees along 10th Street;
- Installation of new landscaping and/or planters throughout the project site;
- Cleaning and repair of the granite steps on the north façade;
- Installation of new metal fences and gates along the north and west facades to match the historic fences, as based upon photographic evidence;
- Cleaning and repair of scored cement plaster (stucco) exterior;
- Cleaning, repair and restoration of sheet metal elements, including the gilded domes, cornices, and cupolas;
- Repair and restoration of existing stained glass windows on the north façade;
- Repair of wood frames and reglazing the existing wood-sash windows;
- Restoration of the existing skylight, including installation of new glazing and sealants;
- Reconstruction of the original historic exterior light fixtures based upon photographic evidence;
- Salvage and reinstallation of the existing historic slate tile roof over new waterproofing and roof decking; and
- Installation of new solar panels on the western and eastern portions of the lower roof.

In detail, the interior of 1401 Howard Street would be rehabilitated as follows:

- Construction of a free-standing interior mezzanine within the side aisles of the existing church: the new mezzanine will feature a bridge, as well as projections past the side aisles into the nave;
- Construction of partial- and full-height shear walls, as part of the seismic strengthen scheme;
- Raising of the plaster arches and trim along the north wall of the side aisles to accommodate access from the corner towers to the mezzanine level;



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Rich Sucre
(415) 575-9108
richard.sucre@sfgov.org

Project Address: 1401 Howard Street
Block/Lot: 3517/035
Case No.: 2011.0929E

Date of Review: January 17, 2012 (Part II)

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1913, the subject building at 1401 Howard Street (historically known as St. Joseph's Church) is listed in the National Register of Historic Places (1982), the California Register of Historical Resources (1982), and is San Francisco Landmark No. 120 (1980). The property is also included in the Planning Department's 1976 Architectural Survey and the San Francisco Architectural Heritage Survey. Further the subject property is a contributing resource to the eligible Western SoMa Light Industrial and Residential Historic District, which is significant under California Register Criterion 1 (Events) and Criterion 3 (Architecture) for the period from 1906 to 1936.

Based on its listing in the National and California Registers and its survey ratings, 1401 Howard Street is considered a "Category A - Historical Resources" for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☐ New Construction

PER DRAWINGS DATED: December 12, 2011, by: Forum Design

PROJECT DESCRIPTION

The proposed project includes exterior alterations, interior alterations and use conversion from a church to office, retail and assembly uses. The proposed project would result in 21,000 sf of office use and 1,000 sf of retail use. Key components of the proposed project include a seismic strengthen of the existing

church and construction of an interior free-standing mezzanine. As part of the project entitlements, a Certificate of Appropriateness from the Historic Preservation Commission and Conditional Use Authorization from the Planning Commission would be required. The project would utilize the California Historic Building Code (CHBC) and would also be pursue Federal Rehabilitation Tax Incentives.

In detail, the exterior of 1401 Howard Street would be rehabilitated as follows:

- Construction of new ADA-compliant ramps, staircases and landings on the east and west facades, including construction of new planters and encapsulating the existing granite steps;
- Installation of new street trees along 10th Street;
- Installation of new landscaping and/or planters throughout the project site;
- Cleaning and repair of the granite steps on the north façade;
- Installation of new metal fences and gates along the north and west facades to match the historic fences, as based upon photographic evidence;
- Cleaning and repair of scored cement plaster (stucco) exterior;
- Cleaning, repair and restoration of sheet metal elements, including the gilded domes, cornices, and cupolas;
- Repair and restoration of existing stained glass windows on the north façade;
- Repair of wood frames and reglazing the existing wood-sash windows;
- Restoration of the existing skylight, including installation of new glazing and sealants;
- Reconstruction of the original historic exterior light fixtures based upon photographic evidence;
- Salvage and reinstallation of the existing historic slate tile roof over new waterproofing and roof decking; and
- Installation of new solar panels on the western and eastern portions of the lower roof.

In detail, the interior of 1401 Howard Street would be rehabilitated as follows:

- Construction of a free-standing interior mezzanine within the side aisles of the existing church; the new mezzanine will feature a bridge, as well as projections past the side aisles into the nave;
- Construction of partial- and full-height shear walls, as part of the seismic strengthen scheme;
- Raising of the plaster arches and trim along the north wall of the side aisles to accommodate access from the corner towers to the mezzanine level;
- Cleaning and repair of historic interior materials, including marble wainscot, quarter sawn white oak doors and woodwork, and decorative plaster;
- Removal of alters and confessional booths from the main alter and transepts;
- Installation of raised wood flooring and a new level concrete floor slab with radiant heating system;
- Installation of new men's and women's restrooms on the ground floor and mezzanine levels;

- Removal of the pipe organ from the choir loft;
- Installation of a free-standing staircase in the west transept from the ground floor to the mezzanine level;
- Installation of a wheelchair-lift in the southwest corner;
- Removal of non-historic wood wainscot on the interior face of the exterior walls of the side aisles;
- Extension of the column bases to match the level of the new floor;
- Conversion of the sacristy on the ground floor into offices;
- Addition of new restrooms on the second floor above the existing sacristy;
- Conversion of the existing chapel on the ground floor into restrooms; and
- Installation of new staircases within the corner towers.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant report:

- Page & Turnbull, *St. Joseph's Church Historic Resource Evaluation, San Francisco, California* (December 16, 2011; Prepared for 1401 Development Partners).

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project will not have a significant adverse impact on 1401 Howard Street, which is listed in the National Register of Historic Places, California Register of Historical Resources, and is designated as San Francisco

Landmark No. 120. Further, the proposed project will not have a significant adverse impact on the eligible Western SoMa Light Industrial and Residential Historic District.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the Secretary's Standards:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project would convert the subject building from a church into office, retail and assembly use. To accommodate this new use, the project would rehabilitate the exterior of the subject building by rehabilitating and reglazing the existing wood-sash windows, cleaning and repairing the exterior cement plaster, and cleaning and repairing sheet metal elements. All character-defining elements on the exterior would be preserved and retained in place. Within the interior, the proposed project would level the existing floor, seismically upgrade the existing structural system by installing new shear walls, and clean and repair interior plaster elements. Most notable within the interior, the proposed project would construct a mezzanine level, which would create a second floor of office space. This mezzanine level would be structurally independent of the existing church, and would not be affixed to any of the interior walls or columns. The mezzanine level allows for a clear view of the church's triple-height nave, which is a character-defining feature of the interior. Overall, the new office use would require minimal change to the defining characteristics of the subject building at 1401 Howard Street.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following:

Site: Low brick perimeter wall; brick piers; metal fences; low concrete curb at the northeast corner of subject lot; flat grade;

Exterior: Cruciform plan; massing; scored cement plaster (stucco) exterior; sheet metal architectural elements (including cornices, towers, cupolas, gilded domes and crosses); wooden window tracery; shaped window openings; granite steps on the north façade; decorative wooden doors;

Interior: Marble wainscot and floor in narthex (entry vestibule); decorative plaster elements, including molding, denticulated cornices, pilasters, columns, ceiling vaults, and coffered ceilings; white oak woodwork, including doors, door frames, window frames, column bases and railings; stained glass; and interior triple-height volume.

As noted previously, the proposed project would impact the interior spatial volume by constructing a mezzanine within the side aisles, which would feature a bridge that crosses the nave and projecting wings that will extend past the nave column line. The construction of the mezzanine does preserve the interior spatial volume, since the main triple-height space of the nave and column configuration is maintained. Further, the new mezzanine would not impact decorative plaster elements or any of the significant interior finishes. To accommodate access to the mezzanine level, the plaster arches and trim on the north end of the side aisles would be raised and relocated in plane with the existing arches and trim. Within the transepts, the mezzanine rests below the rose windows and is located well below the plaster cornices. The mezzanine is free-standing and would not feature any physical attachments to the exterior walls or columns. Other major features and spaces, including the apse/alter, main entry vestibule, and choir loft, would be maintained and preserved in place.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character. On the exterior, reconstructed elements, including the exterior lighting at the main entry, would be based upon photographic evidence.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The subject building has not had any major alterations, which have garnered significance in their own right.

Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project would preserve distinctive features, finishes and construction techniques, including the scored cement plaster exterior, sheet metal architectural features, gilded domes, decorative interior plasterwork, stained glass windows, and slate tile roof.

On the exterior, the building's cement plaster exterior would be cleaned and/or repaired, where necessary. The stained glass windows would be rehabilitated by an expert stained glass consultant, who would remove the windows, repair any damaged glass, and repair any damaged tracery. On the north, west and east facades, the stained glass windows would be reinstalled in place and a new, ribbed protective glass window would be installed in front. On the south façade, the one remaining stained glass window towards the east end would be salvaged, repaired and reinstalled in the existing opening towards the west end of the south façade. The sheet metal architectural elements would be cleaned and a new corrosion-inhibitor primer and finish coat would be applied. The gilded domes would be re-painted and then gilded with gold leaf to match the existing finish. Lastly, the slate tile roof would be removed and reinstalled in place over new decking and underlayment.

Within the interior, the building's decorative plaster finishes and ornamentation would be cleaned and repaired. To accommodate the seismic upgrade, portions of the decorative plaster ornamentation would need to be removed to install the new concrete shear walls. The decorative plaster work would be documented and molds would be cast of any removed ornamentation. All removed decorative plaster work would be re-cast and re-installed back in place after the seismic work is completed. This work would remove and restore distinctive features of the building's interior to accommodate necessary life-safety and seismic upgrades, thus would be consistent with Rehabilitation Standard No. 5.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

In general, the proposed project adopts an ethos of repair over replacement. Most of the ornamental features would be cleaned, preserved, repaired, and reinstalled back in place. On the exterior, the existing metal downspouts would be removed, and new downspouts would be installed to match. These metal downspouts are not character-defining features of the exterior. Certain sheet metal elements, including the parapet cap and boxed gutter, would be weather-proofed and replaced in kind. On the north façade, the historic light fixtures would be reconstructed using photographic evidence. Other features, including the site walls, granite steps, cement plaster exterior, and decorative sheet metal spandrels, would be cleaned, preserved and repaired in place. The wood-sash windows, which replaced the original stained glass windows, would be rehabilitated and restored to accept a new ribbed protective heavy glass or dual-pane glazing system. This window treatment is compatible with the building's historic character, since it retains a compatible material (wood), while maintaining a similar visual quality as the original stained glass windows. The new ribbed protective heavy glass obscured the view of the interior from the exterior in a similar manner as the original stained glass, thus achieving a similar visual quality.

Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does involve chemical or physical treatments, which would be used to clean, preserve, and repair historic materials. In particular, the project includes a graffiti removal program, which would call for the light brushing, water washing, poulticing and cleaning with a commercial agent. Where necessary, a commercial paint stripper may be used, but only after testing in discrete areas. Other chemical and physical treatments include paint removal and priming, gentle brushing, and cleaning. Overall, the proposed project would undertake chemical and physical treatments using the gentlest means possible, and would institute a program for discrete mock-ups and testing for any specified chemical treatments.

Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project would include foundation work and may require excavation to accommodate a new mechanical room within the basement. If any archaeological material is encountered during this project, construction would be halted and an appropriate study/treatment would be undertaken, including consultation with the San Francisco Planning Department's Environmental Planning Division.

Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes exterior alterations consisting of: new gates and fencing at the northeast corner of the site and installation of low-profile photovoltaic panels on portions of the existing roof. In general, these alterations would be compatible with the building's historic character, since they do not remove or destroy significant portions of historic materials, including the slate tile roof and ornamental fencing. The new gate and fence would replace the existing fence, which is badly deteriorated and damaged. The new gate and fence would match the historic fence in terms of design, material, configuration and size. The installation of the low-profile photovoltaic panels on the southwest portion of the existing roof would not be visible from the public rights-of-way. The photovoltaic panels would necessitate the removal of slate roof tiles in this area, which would be salvaged and reused on other portions of the existing building as part of the overall re-roofing. These alterations do not severely impact the integrity of the overall property, and would be compatible with the building's historic character.

In addition to the exterior alterations, the proposed project includes new construction consisting of: new handicap accessible ramps on the east and west facades; a seismic upgrade; and a free-standing mezzanine level within the interior. The new handicap accessible ramps on the east and west facades would encapsulate the existing historic granite steps, which would be preserved in place. These new ramps and landings would not be attached to the face of the existing building, and would feature new planter boxes. These new features would be compatible with the historic character of the existing church in terms of material, scale and size. The new ramps would be viewed as new features, and are of a size and scale that would not interfere with the overall character of the church. The seismic upgrade includes construction of four partial-height shear walls in the east and west transepts. The new shears wall would require the removal of some decorative plaster elements, which would subsequently be re-cast and re-installed over the walls to suggest the original plaster elements. The construction of the new mezzanine level would require the relocation of the plaster arches on the south wall of the two corner towers (or north end of the side aisles), in order to accommodate access from the corner tower staircases to the mezzanine level. The overall design of the mezzanine is distinctly contemporary in character as evidenced by the glass and steel material palette. The glass and steel handrails, which are the prominent feature of the mezzanine design, are light in character, promote transparency through the interior, and are sufficiently differentiated from the decorative plaster and wood interior. Further, the glass and steel handrails achieve compatibility with the building's historic character, since they are visually distinct, simple in design, visually light in feel, and allow for a clear reading of the historic, three-story, interior volume. The mezzanine level is designed around the existing historic columns and pulled back from the exterior walls, so that it would be a free-standing element. Consequently, the design of the mezzanine is compatible, but differentiated in material and design from the historic church.

Overall, the proposed project maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall size, scale and architectural features.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project would include new construction consisting of new handicap accessible ramps on the east and west facades, and the construction of a free-standing mezzanine level within the interior. The new construction would be undertaken in such a manner that if removed in the future, the essential form and integrity of the property would be unimpaired. The new accessibility ramps on the west and east facades would encapsulate the existing granite steps, which would remain in place on both facades. Therefore, the accessibility ramps may be removed in the future without impacting the original entry steps on the west and east facades. Similarly, the new mezzanine would be free-standing and would not physically attach to any of the walls or decorative features within the church's interior. Therefore, the mezzanine may be removed in the future without impacting any of the decorative features within the existing church.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam

Tina Tam, Senior Preservation Planner

Date: _____

1-17-2012

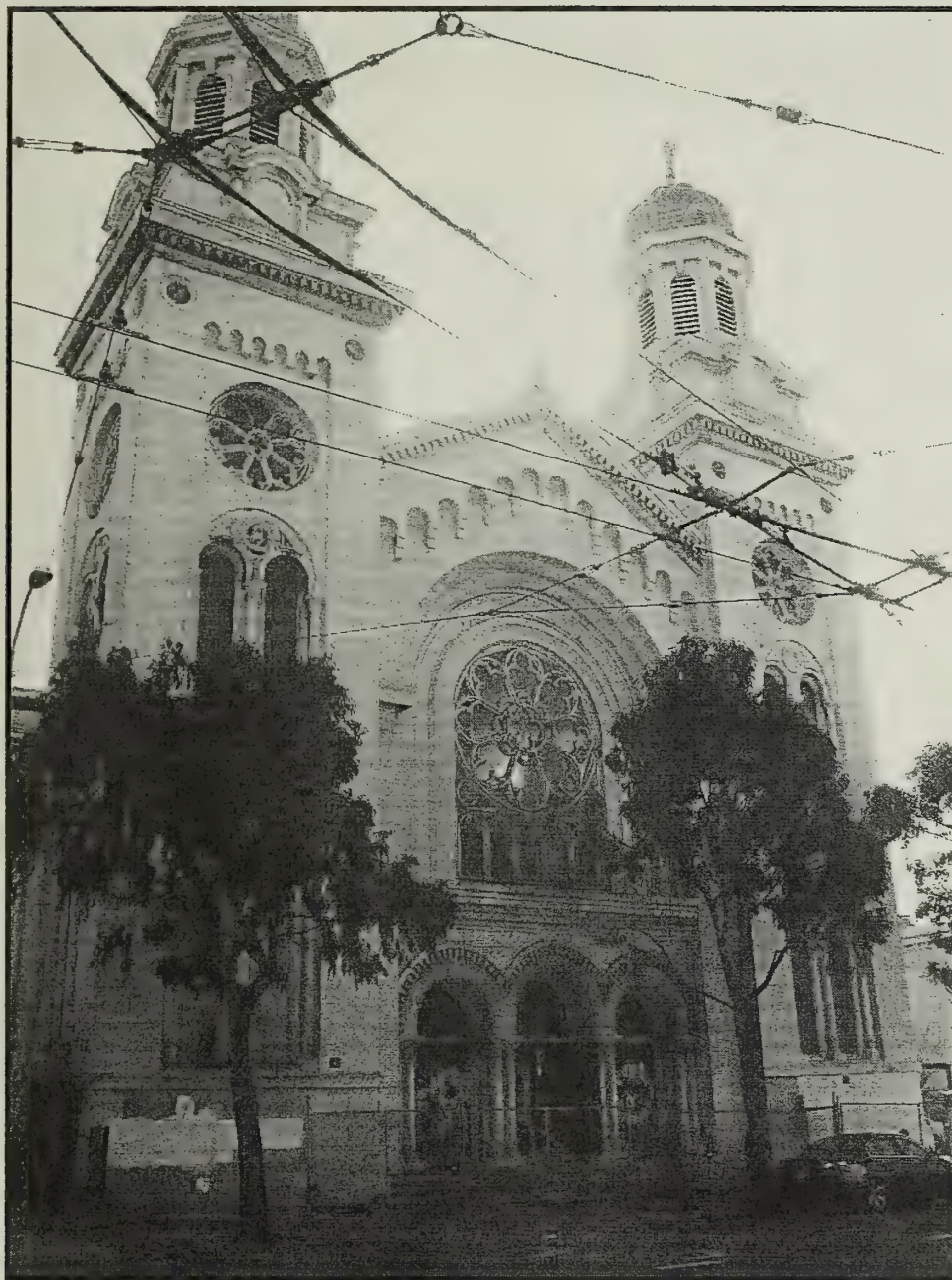
cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2011\2011.0929

RS: G:\Documents\Environmental\2011.0929E 1401 Howard St\HRER_1401 Howard St_2012-01-17.doc

IMAGES



View of St. Joseph's Church along Howard Street (looking east)



St. Joseph's Church, View of North Facade



Date received:

SAN FRANCISCO PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (~~owner~~ or agent):

Date:

10/31/11

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No.

2011.1275E

Address:

1625 ALABAMA ST

Block/Lot:

5515 / 26

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	Steven & Soyeba Verhaverbeke	Telephone No.	415.309.7222
Address	139 Welsh St. Apt. 10	Fax No.	
	San Francisco, CA. 94107	Email	steven.verhaverbeke@gmail.com
Project Contact	Mark Topetcher	Telephone No.	415.359.9997
Company	Topetcher Architecture Inc.	Fax No.	415.359.9986
Address	828 Divisadero St.	Email	mt@toparchitecture.com
	San Francisco, Ca. 94117		

Site Information

Site Address(es):	1625 Alabama St.		
Nearest Cross Street(s)	Mullen Ave.		
Block(s)/Lot(s)	5515 / 26	Zoning District(s)	RH-2 Bernal Hts. Special Use Dist.
Site Square Footage	6,783 sq. ft.	Height/Bulk District	40-X
Present or previous site use	Single family residence		
Community Plan Area (if any)	Bernal Heights Eastern Slope		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		

Describe proposed use Single family residence

Narrative project description. Please summarize and describe the purpose of the project.

SCOPE OF WORK UNDER THIS PERMIT INCLUDES BOTH HORIZONTAL AND VERTICAL ADDITIONS TO THE EXISTING SINGLE FAMILY RESIDENCE; PARTIAL NEW THIRD FLOOR & ROOFDECK; REAR EXTENSION AT FIRST & SECOND FLOORS; INTERIOR RENOVATIONS TO RECONFIGURE THE SECOND FLOOR TO INCLUDE 3 BEDROOMS & 2 1/2 BATHS; LIVING, DINING & KITCHEN AREAS W/NEW REAR DECK; NEW STAIRS TO FIRST & THIRD FLOORS; NEW BEDROOM & BATH; AND ADJACENT ROOFDECK AT NEW THIRD FLOOR. Expansion of existing garage to accommodate four required off-street parking spaces as per Planning Code requirements.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/ modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. TBD - possible variance for tandem parking spaces	☐	☐	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,464 sq. ft.	1,464 sq. ft.	954 sq.ft.	2,418 sq.ft.
Retail				N/A
Office				N/A
Industrial				N/A
Parking	740 sq.ft.	740 sq.ft.	720 sq.ft.	1,460 sq. ft.
Other (specify use)	storage 552 sq.ft.	storage 552 sq.ft.	storage 552 sq.ft.	workshop/laundry 552 sq. ft.
Total GSF	2,998 sq.ft.	2,998 sq.ft.	1,432 sq.ft.	4,430 sq.ft.

Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	3	3	1	4
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	23'- 5"	23'- 5"	6'- 7"	30'- 0"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW Class 1 (15301)(e)(1)

Additions to existing structures provided the addition will not result in increase of more than 50% of the floor area of the structure before the addition.

Shelley Catta / 2/1/12
Approved Shelley Callagirone



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 23, 2012
Case No.: 2011.1275E
Project Address: 1625 Alabama Street
Zoning: Bernal Heights Special Use District
RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0418A/022
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The parcel is located between Precita and Mullen Avenues on the east side of Alabama Street on the north slope of Bernal Heights. The property is located within the Bernal Heights Special Use District, in a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

1625 Alabama Street was constructed circa 1953 by an unknown builder. It is a two-story, single-family residence with a side entrance at the south side and a recessed garage entry at the front façade. The stucco-clad building has an asphalt-shingle clad hipped roof parapet with a flat roof beyond and is rectangular in plan. The façade is composed of two bays with two tripartite windows at the second floor level and a glass block window at the first floor level.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1953).

Neighborhood Context and Description

The subject property is located in the Bernal Heights neighborhood, which is defined by Cesar Chavez Boulevard (formerly Army Street) to the north, Mission Street to the west, the 101 Freeway to the east, and the I-280 Freeway to the south. The Bernal Heights neighborhood was sparsely developed in the late 20th century with one- and two-story single-family and two-family dwellings, interspersed with occasional neighborhood-serving, ground-floor, retail stores. After the 1906 Earthquake and Fire, Bernal Heights was spared from the nearby devastation, due to its topography and geology (being constructed on bedrock). During the reconstruction period, Precita Park, located just to the north of the subject property, was used as an earthquake refugee camp. The reconstruction effort associated with the 1906 Earthquake and Fire spurred residential development in Bernal Heights, particularly between 1906 and 1910. Some residences were constructed from the bones of the earthquake refugee shacks. The area

surrounding Precita Park specifically saw a large boom in residential development with several new single- family and two-family dwellings being constructed within the area. Additional residential development occurred with the extension of the streetcar line down Mission Street along Cortland Avenue. By the 1930s, open land in Bernal Heights had been largely developed. While the architectural character has not changed dramatically since the 1930s, the neighborhood did experience notable events, including: the construction of the freeways in the late 1940s and early 1950s; the threat of redevelopment in the 1960s; development of the Bernal Heights Neighborhood Center in 1978; and the development of Cortland Avenue as the commercial hub of the neighborhood. Today, portions of the north slope of Bernal Heights still retain their architectural character as a rare surviving, modest-scale, late-Victorian and early Edwardian residential community. It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the applicant and found in the Planning Department records, Preservation staff finds that the subject building is not individually eligible for inclusion on the California Register and that it does not contribute to an eligible historic district under Criterion 1 and 3.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any of the historically significant events either directly linked to the building or to the immediate group of buildings. While the initial period of development can be a significant event in history, the primary development period of the Bernal Heights neighborhood reaches up through the 1930s and is represented by Victorian, Edwardian, and Revival architectural styles. The subject building was constructed in 1953 and does not represent this initial

development period for the neighborhood. Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. The original owners are reported as unknown. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The property was constructed in 1953 and does not strongly exhibit a particular style, although it is somewhat Mediterranean Revival in its materials, massing, and details. The building does not embody the distinctive characteristics of a type, period, region, or method of construction or represent the work of a master or possess high artistic values. Nor does the building contribute to a grouping of similar buildings. Therefore, the subject property does not appear to be eligible for listing on the California Register as an individual resource or as a contributor to a historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 1625 Alabama Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that

enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 1625 Alabama Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam

Tina Tam, Senior Preservation Planner

Date: _____

1-31-2012



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.1142E
Project Title: 2149-51 Grove Street
Zoning: RH02 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1193/031
Lot Size: 3,300 square feet
Project Sponsor: Sergei Severinov and Olga Tikhonova
(415) 990.9062
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucre@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on a block bounded by Grove, Schrader, Hayes, and Cole Streets in the Hayes Valley neighborhood. The subject property contains 5,200 sf, and is approximately 31 ft tall. The proposed project includes interior alterations, insertion of a three-car parking garage, and raising the existing building by 3 ft 6 in. The project would not expand the square footage of the existing building. The new parking garage would be centered below the slanted bay window on the first floor, and would feature a new roll-up wood garage door. A new curb cut (measuring 10 ft wide) would be added to the street, and new landscaped planters would be located on either side of the new garage opening. Since the project would increase the height of the subject property to 34 ft 6 in, new treads would be added to the existing staircase and new wood siding would be added below the oval ornament on the primary façade facing Grove Street.

EXEMPT STATUS:

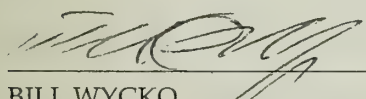
Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a)]

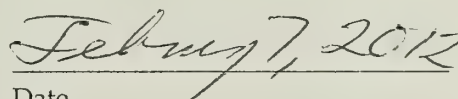
REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

GOVERNMENT
DOCUMENTS DEPT

FEB 13 2012

SAN FRANCISCO
PUBLIC LIBRARY

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, because it is a contributing resource to a historic district eligible for listing in the California Register of Historical Resources. The existing building on the project site was constructed in 1908 and is part of a collection of buildings significant for embodying the distinctive characteristics of a building type and time period, which makes it a "Category A – Historical Resource" pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category A properties are considered historical resources for the purposes of CEQA. As described in the Historic Resource Evaluation Response (HRER) Memorandum (see attached), 2149-51 Grove Street is a contributing resource to an eligible historic district that is significant for the high concentration of early twentieth-century residences that were designed mostly in Edwardian-era architectural styles, including the Classical Revival, Spanish Colonial Revival, and Mediterranean Revival architectural styles.

Constructed in 1908, 2149-51 Grove Street is a two-story-over-basement, two-family, wood-frame residence located north of the Panhandle in close proximity to St. Mary's Hospital campus and the University of San Francisco. 2149-51 Grove Street is constructed up against the north lot line, and is designed in an Edwardian-era architectural style. The character-defining features of the subject property include: wood siding, square and slanted bay windows, wood trim, brackets, oval ornamentation, entry porch, dentil molding, modillion blocks, and deep-projecting cornice.

The major exterior components of the proposed project include: insertion of a three-car parking garage and raising the subject property by 3 ft 6 in. The height of the subject property would be raised from 31 ft to 34 ft 6 in. The project would not increase the square footage of the subject property.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:

- The proposed project would retain the historic character of the residence, and would not impact its eligibility for listing in the California Register of Historical Resources. The exterior character-defining features of the residence would be retained and preserved, including, but not limited to, the wood siding, square and slanted bay windows, wood trim, brackets, oval ornamentation, entry porch, dentil molding, modillion blocks, and deep-projecting cornice.
- New construction and exterior alterations are compatible with the subject property and the surrounding historic district, and are clearly differentiated from historic fabric.
- The proposed project maintains the historic integrity of the subject property and the integrity of the surrounding eligible historic district.

The proposed project would insert a new three-car garage and complete exterior alterations in support of raising the overall height of the existing building by 3 feet 6 inches. CEQA State Guidelines Sections

15301(a), or Class 1, provides an exemption from environmental review for interior and exterior alterations. Therefore, the proposed project would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Sections 15301(a), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Monica Pereira
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brett.bollinger@sfgov.org

Preservation Planner: Rich Sucre
(415) 575-9108
richard.sucree@sfgov.org

Project Address: 2149-51 Grove Street
Block/Lot: 1193/031
Case No.: 2011.1142E

Date of Review: December 20, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1908, 2149-51 Grove Street is a two-story-over-basement, two-family, wood-frame residence located north of the Panhandle in close proximity to St. Mary's Hospital campus and the University of San Francisco. 2149-51 Grove Street is constructed up against the north lot line, and is designed in an Edwardian-era architectural style. Notable historic features of the residence include: recessed entryway framed by simple wood columns, wood siding, ground floor doorway with above oval window and molding, second-floor square bay windows, and a prominent cornice with modillion block and dentil molding.

The subject property is located on a large rectangular-shaped lot measuring 25 ft x 137.5 ft on the south side of Grove Street between Schrader and Cole Streets. The property is located within RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1908).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along Grove Street consists largely of two- and three-story single-family and multi-family residential properties largely constructed between 1906 and 1925. The immediate block has two mid-scale apartment buildings constructed in the 1950s and one apartment building constructed in 1975. Predominant architectural styles in this area date from the Edwardian-era and include variations of Classical Revival, Spanish-Colonial Revival, and Mediterranean Revival, as well as a few examples of Contractor Modern style multi-family apartment buildings. Overall, the neighborhood is visually cohesive, and has a number of properties that have had few alterations over their lifetime.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register significance criteria, staff finds that the subject property at 2149-51 Grove Street is not individually-eligible for inclusion in the California Register of Historical Resources, but is eligible as a contributing resource to an eligible historic district.

The surrounding historic district is significant under California Register Criterion 3 (Architecture) at the local level as an example of the distinctive characteristics of a type and period, and as an area that possesses high artistic values. Specifically, this eligible historic district is significant for the high concentration of early twentieth-century residences that were designed mostly in Edwardian-era architectural styles, including the Classical Revival, Spanish Colonial Revival, and Mediterranean Revival architectural styles. The period of significance ranges from 1900 (earliest date of construction) to 1927 (latest date of construction).

To assist in the evaluation of the subject building, the property owner (Olga Tikhonova) prepared a Supplemental Information For Historical Resource Evaluation (dated September 26, 2011), per the San Francisco Planning Department's guidelines.

Included is an evaluation of the subject property, which has been determined eligible for listing in the California Register of Historical Resources as a contributing resource to an eligible historic district, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: Not Applicable	Period of Significance: 1900-1927
	☒ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based upon the original building permit, the subject building at 2149-51 Grove Street was constructed in 1908 by the original owner, Mary Quinn, builder, John W. McQuade, and architects, Joseph T. Carter and John J. Foley. Originally, 2149-51 Grove Street was constructed as a single-family residence, but was later converted into two flats in 1913.

According to the 1899 Sanborn Fire Insurance Map, the subject lot is shown as vacant. By 1913, Sanborn Fire Insurance Maps show a two-story, two flat residence with two projecting square bay windows at the front lot line, and two slanted bay windows at the rear. In the 1950 and 1998 Sanborn Fire Insurance Maps, the subject property at 2149-51 Grove Street appears to have been unchanged and remains in the same configuration as shown in 1913.

2149-51 Grove Street functioned as a two-family residence for the majority of its history. The subject property was owned by the following individuals: Mrs. Mary Quinn (1908-1918); William G. and Stefanie Riess (baker; 1918-1946); K. & C. Acherman (1946-1948); A. & F. Silverstein (teacher) and Bernard & Florence Offenheim (steel worker and teacher, respectively; 1948-1977); Colonial Holding (1977-1978); W. Worthington (lawyer; 1978-2009); and O. Tikhonova and S. Severinov (2009 to Present). None of these individuals appear to be historically significant at the local, state or national level.

Based on the information provided in supplemental report and Planning Department records, the subject building at 2149-51 Grove Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided in supplemental report and Planning Department records, no persons of known historical significance appear to have been associated with the subject building; therefore, 2149-51 Grove Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

658 Shotwell Street is a two-story, two-family, wood-frame residence designed by architects, Carter & Foley, and constructed by builder, John W. McQuade. The building is designed in an Edwardian-era architectural style and is notable for its prominent cornice, square bay windows, and other period ornamentation.

After 1900, the surrounding neighborhood developed with single-family and multi-family residences. The neighborhood, as bordered by Stanyan Street to the west, the Panhandle and Fell Street to the south, the University of San Francisco and Fulton Street to the north, and Masonic Avenue to the east, had a fairly consistent character with clusters of two- and three-story flats and larger-scale multi-unit apartment buildings, often located at street corners. By 1927, nearly every parcel located within the surrounding neighborhood was occupied by a residence or apartment building. Notable development within the area included the construction of the original Lowell High School (now the CCSF John Adams Campus) at Masonic and Hayes. The subject property at 2149-51 Grove Street developed within this context and was one of several residences constructed between 1900 and 1910 on the subject block bordered by Grove, Schrader, Hayes and Cole Streets. The subject property is fairly typical of the single-family and multi-family residences constructed north of the Panhandle during this time period. Further the subject property does not possess any individually distinguishing elements or features.

As noted above, the area surrounding the subject property has had a shared history distinguished by the development of Edwardian-era (1900-1910) and Revival style (Spanish Colonial, Mediterranean and Classical) single-family and multi-family residences. These buildings are emblematic of the development occurring within this period just prior and after the 1906 Earthquake and Fire. By 1927, residential development had significantly slowed and the majority of the neighborhood was built out. Overall, these resources possess a high level of integrity as viewed in conjunction with one another, and also represent a significant phase in local history. The period of significance ranges from 1900 (earliest date of construction) to 1927 (latest date of construction).

Little information is known about the builder, John W. McQuade, and architects, Carter and Foley. Carter & Foley only appear in San Francisco City Directories in 1910. Subsequently, Joseph T. Carter is listed in City Directories as an architect between 1912 and 1916, and again between 1921 and 1922. John J. Foley is listed in City Directories as an architect from 1909 to 1918 and again in 1924. John J. Foley is recorded as the architect of the Holy Name Church at 1555 39th Avenue in the Outer Sunset neighborhood of San Francisco. Other than this commission, little to no information was uncovered about either architect. Neither architect appears to represent a master architect.

Based on information available in the Planning Department and a review of the surrounding neighborhood, the subject property at 2149-51 Grove Street is not individually eligible for inclusion in the California Register under Criterion 3 (Architecture), since the building is not architecturally significant in its own right, does not possess high artistic value, nor embody distinctive characteristics of a type, period, region, or method of construction.

However, as a collection of resources within a defined geographic area, the subject property is a contributing resource to an eligible historic district, which is notable at the local level as representative of the distinctive characteristics of a type and period, and as an area that possesses high artistic values. Specifically, this eligible historic district is significant for the high concentration of early twentieth-century residences that were designed mostly in Edwardian-era architectural styles, including the Classical Revival, Spanish Colonial Revival, and Mediterranean Revival architectural styles.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject building is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

2149-51 Grove Street retains historic integrity and conveys its significance as a contributing resource to the surrounding eligible historic district.

Since its initial construction in 1908 as a single-family residence, few documented alterations have occurred to the subject property. Documented alterations include: conversion to two flats (July 1913); repair of termite damage on the front façade (May 1950); and application of asbestos siding to the rear façade (September 1957).

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 2149-51 Grove Street include:

- Recessed entryway framed by simple wood columns;
- Wood siding;
- Wood-sash windows (particularly the twelve-over-one, divided-lite, wood-sash windows on second floor);
- Ground floor doorway with above oval window and molding;
- Second-floor square bay windows;
- Prominent cornice with modillion block and dentil molding.

CEQA HISTORIC RESOURCE DETERMINATION

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☒ Contributor to an eligible Historic District
 - ☐ Non-Contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

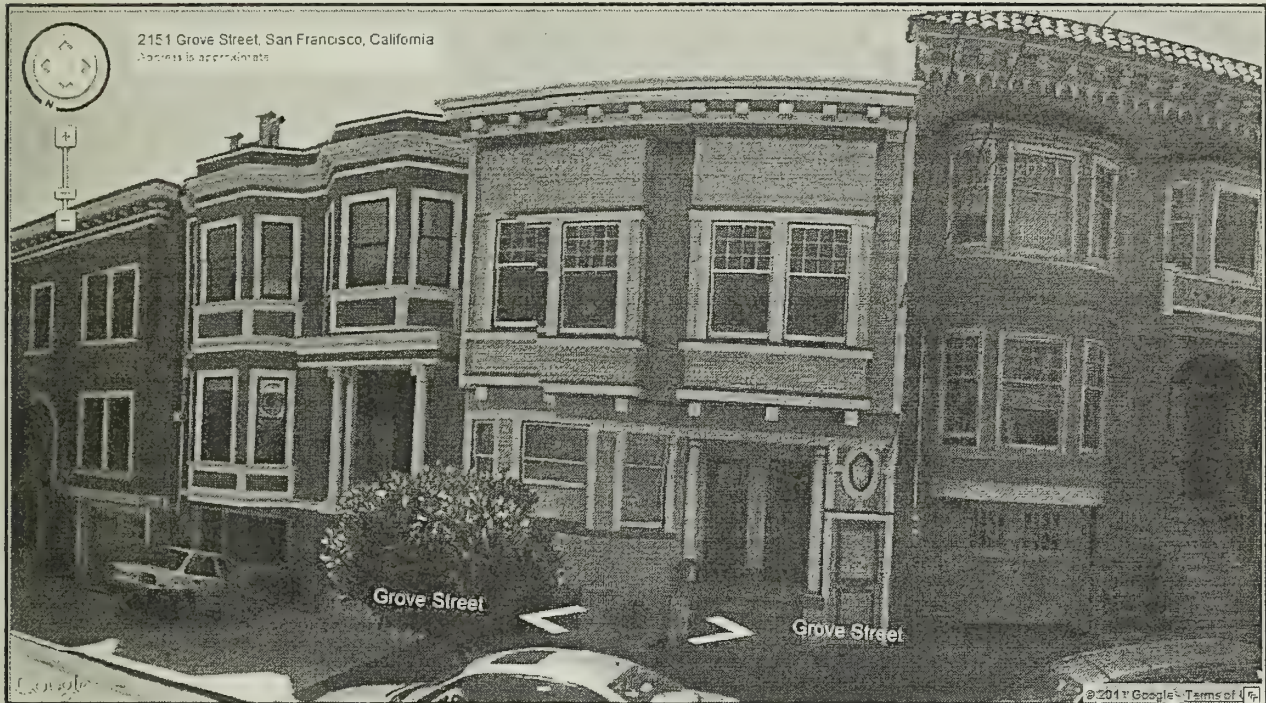
Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 12-19-2011

cc: Vinaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team

RS: G:\Documents\Environmental\2011.1142E 2149-51 Grove St\HRER_2149-51 Grove St_2011-12-20-Part1.doc

IMAGES



2149-51 Grove Street (View looking South)
(Source: Google Maps, Viewed December 14, 2011)



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Monica Pereira
(415) 575-9107
monica.pereira@sfgov.org

Preservation Planner: Rich Sucre
(415) 575-9108
richard.sucre@sfgov.org

Project Address: 2149-51 Grove Street
Block/Lot: 1193/031
Case No.: 2011.1142E

Date of Review: January 31, 2012 (Part II)

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: January 5, 2012, by: Jason M. J. Chan Architect

PROJECT DESCRIPTION

The proposed project includes interior alterations, insertion of a three-car parking garage, and raising the existing building by 3 feet 6 inches. The new parking garage would be centered below the slanted bay window on the first floor, and would feature a new roll-up wood garage door. A new curb cut (measuring 10 ft wide) would be added to the street, and new landscaped planters would be located on either side of the new garage opening. Since the project would raise the existing building, new treads would be added to the existing staircase and new wood siding would be added below the oval ornament on the primary façade facing Grove Street.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project will not have a significant adverse impact on the eligible historic district.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the applicable Secretary's Standards:

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following: wood siding, square and slanted bay windows, wood trim, brackets, oval ornamentation, entry porch, dentil molding, modillion blocks, and deep-projecting cornice. Overall, the project would preserve all of the aforementioned features, and does not impact the character of the ground floor slanted bay window, entry staircase or wood siding.

Further, the raising of the subject building by 3 ft 6 in does not impact the overall historic character of the property or the surrounding eligible historic district. The property maintains an appropriate size and scale relative to the adjacent properties, and is consistent with the heights and massing found within the eligible historic district.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes exterior alterations consisting of insertion of a new three-car parking garage. In general, these alterations would be compatible with the building's historic character, since they do not remove or destroy significant portions of historic materials, including the wood siding, slanted bay window, and entry staircase.

Currently, the slanted bay window is supported by a painted brick base. This brick base also forms the wing walls of the entry staircase. The proposed project would remove a portion of this brick base below the slanted bay window to accommodate the new garage opening. The project would retain the brick base on the subject building around the garage opening and on the entry staircase. Further, the new work consisting of the new garage doors is sufficiently differentiated from the existing historic fabric through its configuration and operation, but is compatible with the overall historic character through its size, scale and materials.

Overall, the proposed project maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall size, scale and architectural features. Therefore, the proposed project complies with Rehabilitation Standard 9.

Summary

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____



Tina Tam, Senior Preservation Planner

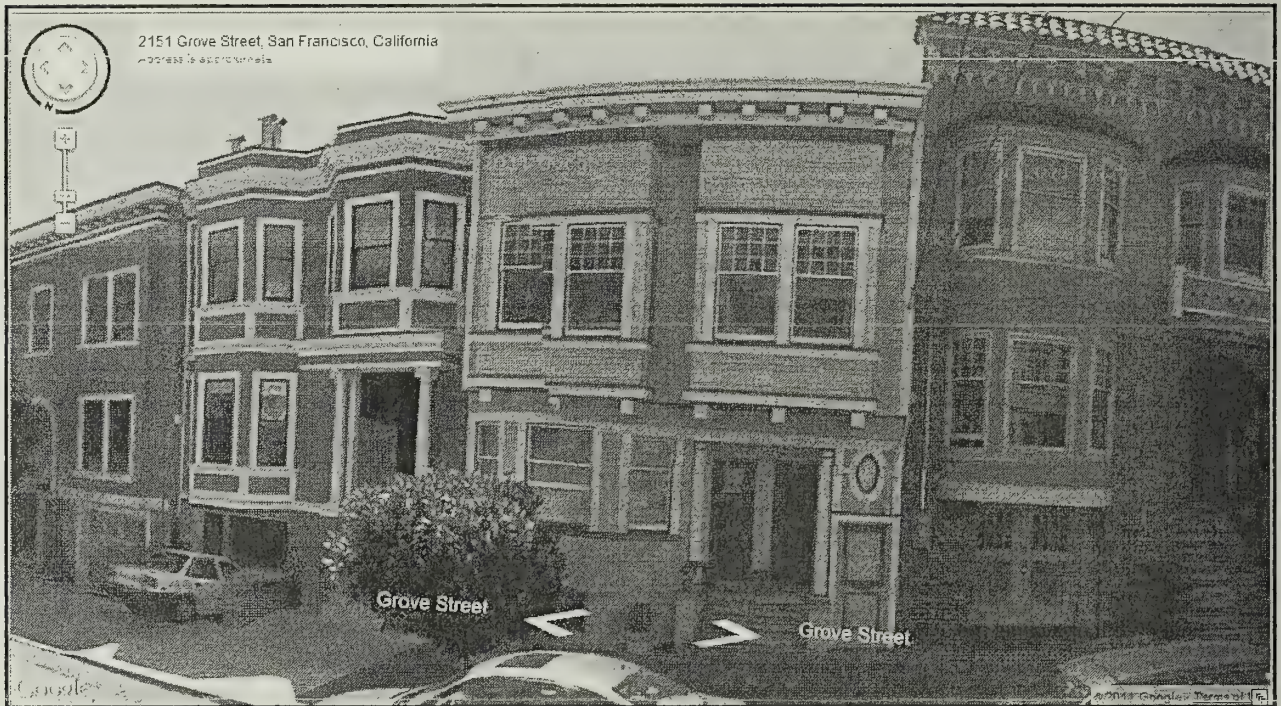
Date: _____

1-31-2012

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2011\2011.1142

RS: G:\Documents\Environmental\2011.1142E 2149-51 Grove St\HRER_2149-51 Grove St_2012-01-31-Part2.doc

IMAGES



2149-51 Grove Street (View looking South)
(Source: Google Maps, Viewed December 14, 2011)



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2011.1258E
Project Title: 2732 Vallejo Street
Zoning: RH-1(D) (Residential, House, Single Family, Detached) Zoning District
40-X Height and Bulk District
Block/Lot: 0954/005
Lot Size: 4,486 square feet
Project Sponsor: Jim Westover, William Duff Architects
(415) 371-0900
Staff Contact: Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org

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Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The subject property is located on a block bounded by Vallejo, Broderick, Green and Divisadero Streets in the Pacific Heights Neighborhood. The subject building is a three-story-with-basement, single-family, First Bay Tradition-style residence with an irregular plan and a compound roof designed by Albert Sutton and constructed in 1899. The parcel is located between Divisadero and Broderick Streets on the north side of Vallejo Street in the Pacific Heights neighborhood. The proposal is to renovate the
(Continued on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(a))

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

See next page.

FEB 16 2012

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

Date

cc: I:\DECISION DOCUMENTS\CatEx\2011
Douglas Boake & Dyan Triffo, Property Owners
Shelley Caltagirone, Preservation Planner
Virna Byrd, M.D.F.

Supervisor Farrell, District 2 (via Clerk of the Board)
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

approximately 6,815-square-foot house and reduce the gross square footage by approximately 332 square feet by removing a portion of the first floor plate for a total 6,483 square feet. The project would include constructing a mechanical room at the rear (north) of the basement and first floors; expanding the rear deck at the first floor to the north by approximately 4 feet; expanding the dining room at the first floor and the roof deck above to the east by approximately 2 feet; replacing the deck railing at the second floor level with an open vertical wood railing; modifying the entry door opening and pent roof, re-using the roof brackets; and, restoring the character of the historic window pattern by installing multi-light, aluminum-clad, wood-framed sashes at the front facades with the exception of the western-most windows which will be single-light sashes.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject property has been listed in the Here Today (page 304) and the 1976 Architectural Survey (rated '1'). The building is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. The property has not changed significantly since it was listed on the Here Today survey.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. The Department determined that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. Overall, the project appears to be in keeping with the Secretary of the Interior Standard's for Rehabilitation (Standards). Moreover, it does not appear that the proposed alteration would have a significant adverse impact on any off-site historic resources as no known resources are located in the immediate area. The following is an analysis of the proposed project per the applicable Standards.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project would retain the existing property's use as a single-family residential building and would maintain the site's historic character.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed windows would replace non-historic, incompatible windows with new windows that match the form and character of the original windows shown in historic photographs. The non-historic window trim would also be replaced with new trim designed to match the simpler profile of the historic woodwork. Two non-historic openings at the basement and first floor levels at the eastern

edge of the front façade would be filled in to restore the original pattern. Where photographs clearly show the historic sash configuration, it would be replicated with an aluminum-clad-wood framed sash. Where the historic sash configuration is not clearly depicted in photographs or the openings have been changed, new sashes are proposed that would closely match the character of the historic fenestration pattern. Overall, the proposed windows would restore cohesiveness and texture to the front façade.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project, as revised November 22, 2011, would not destroy historic material that characterizes the property. The slight expansion of the dining room would align the volume with the width of the three-story volume beyond and would not detract from the characteristically rambling form of the First Bay Tradition style building. While the expansion would necessitate the modification of the entry, the overall composition would be retained with a narrower door and pent roof centered beneath the second story windows. Again, the alteration would not detract from the simple and rustic character of the entry. The proposed deck railing would replace non-historic material and would be in keeping with the style and character of the building in form, details, and material. The proposed windows would be installed in existing openings and would match the historic fenestration pattern (see above for more detail). The remaining changes are at the side or rear elevations and would not affect the publicly viewed and formally designed portions of the building.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project would not cause any major structural changes to the existing building that would prevent the future removal of the planned additions or alterations.

The proposed project would renovate the approximately 6,815-square-foot house and reduce the gross square footage by approximately 332 square feet for a total 6,483 square feet. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior and exterior alterations to existing structures. The proposed project would involve interior and exterior alterations to the existing building. Therefore, the proposed work would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date January 23, 2012
Case No.: 2011.1258E
Project Address: 2732 Vallejo Street
Zoning: RH-1(D) (Residential, Single-Family, Detached) Zoning District
40-X Height and Bulk District
Block/Lot: 0954/005
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

Buildings and Property Description

The parcel is located between Divisadero and Broderick Streets on the north side of Vallejo Street in the Pacific Heights neighborhood (it also falls within the boundaries of the Cow Hollow Neighborhood Design Guidelines). The property is located within a RH-1(D) (Residential, Single-Family, Detached) Zoning District and a 40-X Height and Bulk District. The block slopes upward toward the east and the parcel slopes downward toward the north. The building is set apart from the adjacent buildings on both sides and does not share a similar setback with the surrounding buildings.

2732 Vallejo Street was constructed in 1899 by Albert Sutton and designed in the First Bay Tradition. It is a three-story-with-basement, single-family residence with an irregular plan and a compound roof. The façade is clad in shingles with brick at the basement and features a variety of modern vinyl casement and double-hung windows.

Pre-Existing Historic Rating / Survey

The subject property has been listed in the Here Today (page 304) and the 1976 Architectural Survey (rated '1'). The building is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: November 22, 2011

Project Description

The proposal is to construct a mechanical room at the rear (north) of the basement and first floors; to expand the rear deck at the first floor to the north by approximately 4 feet; to expand the dining room at the first floor and the roof deck above to the east by approximately 2 feet; to replace the deck railing at the second floor level with an open vertical wood railing; to modify the entry door opening and pent roof, re-using the roof brackets; and, to restore the character of the historic window pattern by installing multi-

light, aluminum-clad, wood-framed sashes at the front facades with the exception of the western-most windows which will be single-light sashes.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project will not have a significant impact on the historic resource. Staff finds that the project meets the Secretary of the Interior's Standards for Rehabilitation and will therefore not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards:

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project would retain the existing property's use as a single-family residential building and would maintain the site's historic character.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed windows would replace non-historic, incompatible windows with new windows that match the form and character of the original windows shown in historic photographs. The non-historic window trim would also be replaced with new trim designed to match the simpler profile of the historic woodwork. Two non-historic openings at the basement and first floor levels at the eastern edge of the front façade would be infilled to restore the original pattern. Where photographs clearly show the historic sash configuration, it would be replicated with an aluminum-clad-wood framed sash. Where the historic sash configuration is not clearly depicted in photographs or the openings have been changed, new sashes are proposed that would closely match the character of the historic fenestration pattern. Overall, the proposed windows would restore cohesiveness and texture to the front façade.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project, as revised November 22, 2011, would not destroy historic material that characterizes the property. The slight expansion of the dining room would align the volume with the width of the three-story volume beyond and would not detract from the characteristically rambling form of the First Bay Tradition style building. While the expansion would necessitate the modification of the entry, the overall composition would be retained with a narrower door and pent roof centered beneath the second story windows. Again, the alteration would not detract from the simple and rustic character of the entry. The proposed deck railing would replace non-historic material and would be in keeping with the style and character of the building in form, details, and material. The proposed windows would be installed in existing openings and would match the historic fenestration pattern (see above for more detail). The remaining changes are at the side or rear elevations and would not affect the publicly viewed and formally designed portions of the building.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project would not cause any major structural changes to the existing building that would prevent the future removal of the planned additions or alterations.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 1-31-2012
Tina Tam, Senior Preservation Planner

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File

HISTORICAL RESOURCE EVALUATION

2732 VALLEJO STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2011.0138E
Project Title: 50 Stow Lake Drive (aka. Stow Lake Boat House)
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 1700/001
Lot Size: 4,195,976 square feet
Project Sponsor: Nick Kinsey (Recreation and Parks) – (415)-831-2774
Staff Contact: Gretchen Hilyard – (415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The subject building is a two-story structure constructed in 1949 and located within the boundaries of the Golden Gate Park Historic District (listed in the National Register of Historic Places in 2004). The proposed project involves exterior and interior alterations to allow for a change in use of the main boat room from boat storage to seating and concession. (See next page).

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301)

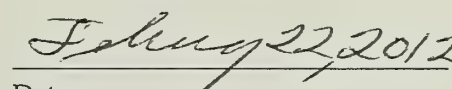
REMARKS:

(See next page).

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Nick Kinsey, Project Sponsor
Virna Byrd, M.D.F
Historic Preservation Distribution List

GOVERNMENT
DOCUMENTS DEPT

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The 50 Stow Lake Drive building exhibits a high degree of historic integrity, retaining its location, association, design, workmanship, setting, feeling, and materials. The building has undergone few alterations since its construction and retains a high level of historical significance.

The proposed project includes the following interior alterations: updating the existing kitchen and building systems, installing an accessible bathroom, reinforcing the interior support beams, removing interior partition walls, repairing/replacing wood-sash windows in-kind, and repairing/replacing dry rotted materials throughout the building. Exterior alterations include: ADA improvements to the main entrance, installing roof and exhaust vents, cleaning and sealing the boat hoist, replacing the concession window countertop, and replacing the wall finishes below the concession and ticket windows. The work would not result in any increase of square footage.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would be consistent with the Standards for the following reasons.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will continue the use of the property as a recreational boat house with the inclusion of additional amenities for food concession and seating. This use is consistent with the historic use of the building as a boat house, including boat maintenance and repair functions. The interior alterations and structural upgrades will allow this historic use to continue and will not change the distinctive materials, features, spaces or spatial relationships of the building.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following:

Exterior:

- All exterior elevations, including the roofline of the building; one-story over basement height and massing;
- Fenestration pattern, materials, configuration, and type such as wood-sash, double-hung windows (excluding glass block windows at basement level);
- Fenestration openings and location at the basement level;
- Alternating pattern of wood cladding;

- Painted features and accent colors including the trim, shutters, doors, awnings, surrounds, and alternating horizontal cladding;
- Boat hoist support and beam;
- Wide overhanging eaves, with projecting, sculpted rafter tails;
- Sawn cut-out fretwork in the side gables at the east and west elevations;
- Ticket booth V-shaped bay, window, exterior counter, and bulkhead panel;
- All exterior doors and door types;
- Recessed open-air refreshment counter and ornamented swinging panel.

Interior:

- Continuation of the boat house from the outside into the far interior wall of the boat room;
- Exposed, unfinished open beams, rafters, and cross bracing in the boat room;
- Exposed rustic wood interior walls of the boat room (north and south elevation edge walls only);
- Historic spatial volume.

The historic character of the subject property will be retained. Historic features will be cleaned and repaired, or replaced in-kind where damages necessitate replacement. Most materials to be removed are non-historic, including kitchen and bathroom fixtures, finishes and furniture. Historic features, such as the wood-sash windows along the north and south elevations, will be repaired or replaced in-kind within existing openings. The proposed project would minimally impact the interior spaces by removing non-historic partition walls and upgrading systems. The historic spatial volume of the boat room will be retained, and the exposed beams and rustic wood interior walls will be repaired and replaced in-kind, where beyond repair. These changes will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize a property.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other historic properties.

Therefore, Rehabilitation Standard 3 does not apply

Standard 4

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The subject building underwent interior remodeling at an unknown date, however none of these changes have gained significance in their own right.

Therefore, Rehabilitation Standard 4 does not apply.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project includes the preservation of distinctive materials, features and finishes, including cleaning and sealing the historic boat room floor, trusses and beams, and boat hoist; and repair or replacement in-kind of historic wood-sash windows.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project will require the repair of damaged materials throughout the building. Damaged materials will be replaced in-kind and will match the old in design, color, texture, and materials where possible. The support beams on the first floor will be reinforced in order to repair, rather than replace, these features. Wood-sash windows will be repaired or replaced in-kind within existing openings.

Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

At this time, chemical or physical treatments are not part of the proposed project scope.

Therefore, Rehabilitation Standard 7 does not apply.

Standard 8.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not involve the disturbance of any known archeological resources.

Therefore, Rehabilitation Standard 8 does not apply.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be

compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The project would not require any new additions, exterior alterations or related new construction that would destroy historic materials, features or spatial relationships that characterize the property. The proposed exterior alterations are limited to the repair or replacement in-kind of wood-sash windows, installation of drywall over an existing exterior door in the food preparation area (a non-character-defining interior space), installation of roof and exhaust vents, modification of the existing front entrance to meet ADA requirements, cleaning and sealing the boat hoist, replacing the concession window countertop and replacing the wall finishes below the concession and ticket windows. The historic volume of the interior will also be retained and adapted to seating and concession.

Overall, the proposed project maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall historic materials, features and spatial relationships.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project would not require the construction of new additions or adjacent or related new construction.

Therefore, Rehabilitation Standard 10 does not apply.

Summary

The proposed project would involve the rehabilitation of the existing building without any expansion of the building envelope. CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for the repair, maintenance, and minor alteration of existing public structures involving no expansion of use. The proposed project would involve only the repair, maintenance, and structural and ADA-accessibility upgrade of the subject property. Therefore, the proposed work would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date February 22, 2012
Case No.: 2011.0138E
Project Address: 50 Stow Lake Drive
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 1700/001
Date of Review: February 22, 2011 (Part II)
Preservation Planner: Gretchen Hilyard
(415) 575-9109
gretchen.hilyard@sfgov.org
Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

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Fax:
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Planning
Information:
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PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1949, the subject building at 50 Stow Lake Drive (also known as the Stow Lake Boat House) is located within the boundaries of the Golden Gate Park Historic District. The Golden Gate Park Historic District was listed in the National Register in 2004 and has a Period of Significance (P.O.S.) from 1871-1943. According to the National Register nomination form, the end date of 1943 was selected as it corresponds with the end of New Deal projects in the Park and with the death of long-time Park Superintendent John McLaren. As with all park buildings, structures, objects, and sites constructed in the Park after the P.O.S., the Stow Lake Boat House was listed as a non-contributing feature of the historic district due to its date of construction.

The Department is analyzing the potential to expand the 1871-1943 P.O.S. for the potential Article 10 Golden Gate Park historic district, though no determination on an expanded P.O.S. has been made at this time. The Stow Lake Boat House, along with other buildings, structures, objects, and sites constructed after 1943 will be evaluated as part of a comprehensive analysis of Golden Gate Park's eligibility as an Article 10 historic district.

The Department has determined that the Stow Lake Boat House appears to be eligible for listing in the National Register of Historic Places (National Register) under Criterion C (Architecture) as an individual resource per the Landmark Designation Case Report for 50 Stow Lake Drive (2011.0138L) prepared by Staff and dated March 2, 2011. The boat house was designed by a locally significant architect, Warren Charles Perry, and embodies the distinctive characteristics of the Alpine Chalet style. Its distinctive Alpine Chalet style detailing embodies high artistic values. It is both a rare property type—urban park boat house—and a rare San Francisco example of the fully expressed Alpine Chalet style.

Based on its potential for listing in the National Register, 50 Stow Lake Drive is considered "Category A - Historical Resources" for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

PROPOSED PROJECT

☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: 01/04/2012 by RIM Architects

PROJECT DESCRIPTION

The subject building is a two-story structure constructed in 1949 and located within the boundaries of the Golden Gate Park Historic District (listed in the National Register of Historic Places in 2004). The proposed project involves exterior and interior alterations to allow for a change in use of the main boat room from boat storage to seating and concession.

Key components of the proposed project include: ADA improvements to the main entrance; improvements to the kitchen and bathroom fixtures and equipment; cleaning and repair/in-kind replacement of damaged materials (including windows, flooring and ceiling trusses and joists); removal of interior partition walls; structural, plumbing, and electrical, upgrades; and other minor exterior improvements.

In detail, the exterior of 50 Stow Lake Drive would be rehabilitated as follows:

- Modification of the existing front entrance to meet ADA requirements, including modifications of the ramp, and the addition of new handrails, concrete topping and concrete steps to replace existing.
- Repair or replacement of wood-sash windows and shutters on north and east elevations. Replacement windows will be in-kind and located within existing openings.
- Installation of drywall over an existing exterior door in the food preparation area.
- Installation of roof and exhaust vents.
- Cleaning and sealing the boat hoist.
- Replacement of the concession window countertop.
- Replacement of the wall finishes below the concession and ticket windows.

In detail, the interior of 50 Stow Lake Drive would be rehabilitated as follows:

- Repair or replacement in-kind of dry rotted materials throughout the building.
- Reinforcement of the interior support beams.
- Cleaning and sealing the boat hoist.
- Repair and replacement of existing infill flooring in the boat room.

- Creation of one new interior door opening from the boat room to the Caretaker's Office/Living Quarters.
- Creation of two new interior pass-through window openings in the food preparation and concession areas.
- Installation of drywall over an existing exterior door in the food preparation area.
- Demolition of non-historic interior partition walls.
- Removal of existing partial interior stair and railings.
- Removal of non-historic bathroom fixtures, finishes and furniture in the Caretaker's Office and Living Quarters.
- Installation of an ADA accessible bathroom,
- Updating the existing kitchen and building systems, including the removal of non-historic fixtures, finishes and furniture in the food preparation area.
- Repair or replacement of wood-sash windows and shutters on north and east elevations. Replacement windows will be in-kind and located within existing openings.
- Replacement of all light fixtures and electrical devices.
- Cleaning and painting ceiling.
- Cleaning and sealing trusses and joists.
- Cleaning, sanding and sealing wood flooring in boat room.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project at 50 Stow Lake Drive would not cause a significant adverse impact upon a historic resource such that the significance of the resource would be materially impaired. The proposed alterations meet the *Secretary of the Interior Standards for Rehabilitation (Standards)*. Therefore the

proposed project will not cause a significant adverse impact to the subject property, which is considered an individually eligible historic resource. Further, the proposed project will not have a significant adverse impact upon the National Register-listed Golden Gate Park Historic District.

The Department finds that the project is consistent with the *Standards*. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will continue the use of the property as a recreational boat house with the inclusion of additional amenities for food concession and seating. This use is consistent with the historic use of the building as a boat house, including boat maintenance and repair functions. The interior alterations and structural upgrades will allow this historic use to continue and will not change the distinctive materials, features, spaces or spatial relationships of the building.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following:

Exterior:

- All exterior elevations, including the roofline of the building; one-story over basement height and massing;
- Fenestration pattern, materials, configuration, and type such as wood-sash, double-hung windows (excluding glass block windows at basement level);
- Fenestration openings and location at the basement level;
- Alternating pattern of wood cladding;
- Painted features and accent colors including the trim, shutters, doors, awnings, surrounds, and alternating horizontal cladding;
- Boat hoist support and beam;
- Wide overhanging eaves, with projecting, sculpted rafter tails;
- Sawn cut-out fretwork in the side gables at the east and west elevations;
- Ticket booth V-shaped bay, window, exterior counter, and bulkhead panel;
- All exterior doors and door types;
- Recessed open-air refreshment counter and ornamented swinging panel.

Interior:

- Continuation of the boat house from the outside into the far interior wall of the boat room;
- Exposed, unfinished open beams, rafters, and cross bracing in the boat room;

- Exposed rustic wood interior walls of the boat room (north and south elevation edge walls only);
- Historic spatial volume.

The historic character of the subject property will be retained. Historic features will be cleaned and repaired, or replaced in-kind where damages necessitate replacement. Most materials to be removed are non-historic, including kitchen and bathroom fixtures, finishes and furniture. Historic features, such as the wood-sash windows along the north and south elevations, will be repaired or replaced in-kind within existing openings. The proposed project would minimally impact the interior spaces by removing non-historic partition walls and upgrading systems. The historic spatial volume of the boat room will be retained, and the exposed beams and rustic wood interior walls will be repaired and replaced in-kind, where beyond repair. These changes will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize a property.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other historic properties.

Therefore, Rehabilitation Standard 3 does not apply

Standard 4

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The subject building underwent interior remodeling at an unknown date, however none of these changes have gained significance in their own right.

Therefore, Rehabilitation Standard 4 does not apply.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project includes the preservation of distinctive materials, features and finishes, including cleaning and sealing the historic boat room floor, trusses and beams, and boat hoist; and repair or replacement in-kind of historic wood-sash windows.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project will require the repair of damaged materials throughout the building. Damaged materials will be replaced in-kind and will match the old in design, color, texture, and materials where possible. The support beams on the first floor will be reinforced in order to repair, rather than replace, these features. Wood-sash windows will be repaired or replaced in-kind within existing openings.

Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

At this time, chemical or physical treatments are not part of the proposed project scope.

Therefore, Rehabilitation Standard 7 does not apply.

Standard 8.

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not involve the disturbance of any known archeological resources.

Therefore, Rehabilitation Standard 8 does not apply.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The project would not require any new additions, exterior alterations or related new construction that would destroy historic materials, features or spatial relationships that characterize the property. The proposed exterior alterations are limited to the repair or replacement in-kind of wood-sash windows, installation of drywall over an existing exterior door in the food preparation area (a non-character-defining interior space), installation of roof and exhaust vents, modification of the existing front entrance to meet ADA requirements, cleaning and sealing the boat hoist., replacing the concession window countertop and replacing the wall finishes below the concession and ticket windows. The historic volume of the interior will also be retained and adapted to seating and concession.

Overall, the proposed project maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall historic materials, features and spatial relationships.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project would not require the construction of new additions or adjacent or related new construction.

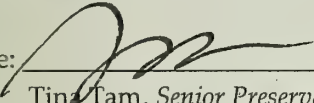
Therefore, Rehabilitation Standard 10 does not apply.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature:  TIM FRYE FOR
Tina Tam, Senior Preservation Planner

Date: 2/22/12

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\2011.0138E_Stow Lake Boathouse\2011.0138E_Stow Lake Boat House_HRER Part II.doc



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

JAN 20 2012

Environmental Evaluation Application CITY & COUNTY OF S.F. PLANNING DEPARTMENT MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	see p. 4
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

MAR - 1 2012

SAN FRANCISCO
PUBLIC LIBRARY

For Staff Use Only) Case No. 2012.0076E

Address: 184 Edgewood

Block/Lot: 028 2642

Signed (owner or agent):

N-Kg

Date:

1/19/12

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner Nina Srejsovic + John deBen Telephone No. 415-731-1776
Address 36 Woodland Fax No. _____
San Francisco, CA 94117 Email nsrejsovic@gmail.com
Project Contact Nina Srejsovic Telephone No. 415-731-1776
Company _____ Fax No. _____
Address 36 Woodland Ave. Email nsrejsovic@gmail.com
San Francisco, CA 94117

Site Information

Site Address(es): 184 Edgewood
Nearest Cross Street(s) Belmont
Block(s)/Lot(s) 028 2642 Zoning District(s) RH-1(d)
Site Square Footage 3150' Height/Bulk District 40x
Present or previous site use Single family home
Community Plan Area (if any) _____

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost \$650

Describe proposed use Single family home

Narrative project description. Please summarize and describe the purpose of the project.

From Planning Department Statement:

- Staff has found that the proposed project is a sensitive expansion of the single-family residence that will not detract from the historic design or character of the building and that it is consistent with the Residential Guidelines.
- Through design review with the Planning Department, the project sponsor has sculpted the proposed addition in a manner that will have minimal impact to the character of the streetscape or to the enjoyment of the neighboring properties.
- This revision permit is to remove and replace portions of the sidewalks.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. <i>All Variances required have been approved.</i>	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2139	2139	1306	3445
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	1 Space ²⁷⁰	1 Space ²⁷⁰	0	1 Space ²⁷⁰
Other (specify use)				
Total GSF	2209	2209	1306	3715
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	28' 7"	28' 7"	3' 2"	31' 9"
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

The project drawings have been previously submitted and approved. The revision permit describes a minor change resulting in removal and replacement of a portion of the exterior sidewalks.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW Class 1(e)(2) Additions that do not



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date February 10, 2012
Case No.: 2012.0076E
Project Address: 184 Edgewood Avenue
Zoning: RH-1(D) (Residential, House, Single-Family, Detached)
40-X Height and Bulk District
Block/Lot: 2642/028
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located near Belmont Avenue on the east side of Edgewood Avenue in the upper Cole Valley/Parnassus Heights neighborhood. The single-family residence is located in a RH-1(D) (Residential, House, Single-Family, Detached) Zoning District and a 40-X Height and Bulk District.

The building was constructed in 1904 in the First Bay Region style by an unknown builder. The 2-story-over-basement, single-family house has approximately 30' of lot frontage along Edgewood Avenue with a lot depth ranging from 101' to 110'. The lot slopes gradually downhill to the north and to the east away from the street. The lot currently contains a two-story-over-basement, single-family house. The building is currently 27'-6" tall and contains approximately 2,139 square feet. The house is set back approximately 8'-6" from the front property line and 59'-6" feet from the rear property line.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The property is considered a Category B property (Requires Further Consultation and Review) for the purposes of the California Environmental Quality Act (CEQA) due to its age (built 1904).

Neighborhood Context and Description

184 Edgewood Avenue is located in the upper Cole Valley/Parnassus Heights neighborhood. Edgewood Avenue is a dead-end road that runs vertically to the UCSF campus and Mount Sutro. The immediate area consists of single-family detached homes on large lots. There is a consistent pattern of garage structures located at the sidewalk next to large landscaped properties on both sides of the street. While the neighborhood displays consistency in terms of large single-family detached homes, the construction dates and architectural styles vary. There are many homes constructed in the First Bay Tradition near the intersection of Edgewood and Belmont Avenues constructed circa 1904-1910, as well as several homes constructed in between 1919-1930, with a few homes constructed in the 1950's interspersed throughout the street. The immediate blocks surrounding the site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Research discussed below indicates that the building does not appear eligible for listing on the California Register of Historical Resources and cannot be considered a historic resource per the CEQA Guidelines either as an individual resource or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property does not appear eligible for listing individually or as a contributor to a historic district under Criterion 1 (events). To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. As discussed above, there are several pockets of homes that were constructed around the same time period in a similar style; however, the area contains a variety of other residential buildings that have been constructed over a broad time period. There does not appear to be any relationship to a specific pattern of development in the neighborhood to constitute a California Register-eligible historic district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research does not indicate that 184 Edgewood Avenue is associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The building of 184 Edgewood Avenue is unknown; therefore, it is not appear to be eligible for listing as the work of a master. Neither does the building possess high artistic values as it is a common example of the First Bay Tradition style with no distinguishing features. Lastly, the building is a relative modest

example of its type, period, region and method of construction. As such, 184 Edgewood Avenue does not appear to be eligible for the California Register of Historical Resources.

184 Edgewood Avenue does not appear to contribute to a potential California Register-eligible historic district. The area in the immediate vicinity does not contain a significant concentration of historically or aesthetically unified buildings. As discussed above, the area contains a variety of residential buildings that have been constructed over a broad time period. The variety of building dates and styles do not relate cohesively as a historic district. While there is uniformity of building materials and details, the siting of homes, and general neighborhood character, these features themselves do not make the neighborhood significant under the California Register. There are many buildings that are constructed in the First Bay Tradition, but they do not exhibit sufficient characteristics to rise to the level of being eligible under Criterion 3 of the California Register. As such, it does not appear that a potential California Register-eligible historic district exists in the neighborhood.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The property is not associated with any period of significance; therefore a discussion of historical integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The property has not been found to be historically significant; therefore a discussion of character-defining features is not applicable.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 2-16-2012



house on street

IMG_0396



project site

IMG_0397



neighbor to the south

IMG_0398



house on street

IMG_0400



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
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DEC 15 2011

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

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The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

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Brett Bollinger

1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling

1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

MAR - 1 2012

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent):

Date: 12/14/2011

Address: 223 CHERRY ST

Block/Lot: 0991/003A

(For Staff Use Only) Case No.

2011.1428E

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Eben & Bella Garnett</u>	Telephone No.	<u>415-292-2345</u>
Address	<u>223 Cherry Street</u>	Fax No.	
	<u>San Francisco, CA 94118</u>	Email	<u>drshengarnett@yahoo.com</u>
Project Contact	<u>Stephen Sutro</u>	Telephone No.	<u>415-956-3445</u>
Company	<u>Sutro Architects</u>	Fax No.	<u>415-956-3456</u>
Address	<u>915 Battery Street</u>	Email	<u>ssutro@sutroarchitects.com</u>
	<u>San Francisco, CA 94111</u>		

Site Information

Site Address(es):	<u>223 Cherry Street</u>		
Nearest Cross Street(s)	<u>Washington Street & Clay Street</u>		
Block(s)/Lot(s)	<u>0991 / 003A</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>2500 SF</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single Family Residence</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		<u>\$30,000</u>

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.

Alterations to the front façade of the building to include enlarging (2) existing windows, a 4'-0" solid parapet wall above the existing roof at the front elevation and change of material from painted vertical wood siding with wood trim at windows to integral color cement plaster with wood trim at windows.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLEIf you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	4692 sf	4692 sf	0	4692 sf
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	4692 sf	4692 sf	0	4692 sf

Dwelling units	1	1		1
Hotel rooms				
Parking spaces	2	2		2
Loading spaces				
Number of buildings	1	1		1
Height of building(s)	19'-2"	23'-2"	4'-0" parapet	23'-2"
Number of stories	3	3		3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Class 1 Alteration to existing building.

Shelley Caltagirone 2/24/12
 Approved Shelley Caltagirone



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date February 10, 2012
Case No.: 2011.1428E
Project Address: 223 Cherry Street
Zoning: RH-1 (Residential, House, Single-Family)
40-X Height and Bulk District
Block/Lot: 0991/003A
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The parcel is located between Washington and Clay Streets on the west side of Cherry Street in the Presidio Heights neighborhood. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District.

The subject building was constructed in 1956 by L.H. & B.L. Nishikan as engineers and Fisher-Harlow Company as general contractors. The building was designed in the Second Bay Tradition style as a two-story structure with a rectangular plan with an inset courtyard and a flat roof. The wood-framed building is set on a concrete foundation and is clad vertical tongue-and-groove wood siding. The building features steel-framed windows, both fixed and casement.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1956).

Neighborhood Context and Description

The majority of buildings on this block of Cherry Street were constructed between 1900 and 1910 in Edwardian and Shingle styles. There are a scattering of Mid-Century buildings in the immediate area, but they do not appear to constitute a cohesive collection of Mid-Century or Second Bay Tradition styles.

Wide-spread development in the western part of the city began in the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the increasing use of the automobile made improved accessibility from the downtown area. According to the Planning Department's Parcel Information Database there are four identified historic resources located on the subject block bound by Cherry, Washington, Clay and Arguello. Blocks in the area to the east of the subject property contain a significant number of historic resources with a high concentration located near the Presidio. Portions of the Presidio Heights

neighborhood likely qualify for listing on the California Register as a historic district due to the high concentration of architect designed buildings and strong continuity in style and development period for the area. However, the subject building would not contribute to the district as it does not relate to the early 20th century styles or period of architecture.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the Supplement Information Form prepared by Caitlin Harvey, Left Coast Architectural History, dated October, 18, 2011, and information found in the Planning Department records, staff finds that the subject building is not individually eligible for inclusion on the California Register and does not contribute to an eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any of the historically significant events either directly linked to the building or to the immediate group of buildings. Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. The original property owner, Dr. Hilliard Katz, was a prominent physician in the city; however, he does not appear to be a significant person in local history and his work is not associated with the house. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The property was constructed in 1956 by L.H. & B.L. Nishikan as engineers and Fisher-Harlow Company as general contractors. While the Nishikans may be considered masters in their field, the subject property is a modest example of their work and does not fall within the context of the primarily steel and concrete buildings, bridges, and dams that their firm was known for engineering. Furthermore, the contractors are little known and not considered master builders. The subject building does embody the distinctive characteristics of the Second Bay Region style in its boxy form flat roof, flush steel sash windows, open entrance passage and simple, unadorned walls with wood siding. However, it is a modest example that does not epitomize the style or provide an excellent example. Neither does the building possess high artistic values. Lastly, the building does not contribute to a grouping of similar buildings. Therefore, the subject property does not appear to be eligible for listing on the California Register as an individual resource or as a contributor to a historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 223 Cherry Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 223 Cherry Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 2/16/2012



SAN FRANCISCO PLANNING DEPARTMENT

Date received: _____

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

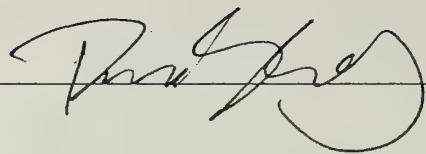
Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

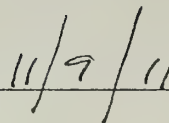
(For Staff Use Only) Case No. 2012.0015E

Address: 245 Marina Blv
Block/Lot: 0436C / 022

Signed (owner or agent):

A handwritten signature in black ink, appearing to be "Paul G. [unclear]", written over a horizontal line.

Date:

A handwritten date "11/9/11" in black ink, written over a horizontal line.

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Pritam Sabharwal</u>	Telephone No.	<u></u>
Address	<u>245 Marina Blvd</u>	Fax No.	<u></u>
	<u></u>	Email	<u></u>
Project Contact	<u>Tony Kim</u>	Telephone No.	<u>415 246 8855</u>
Company	<u>Town Consulting</u>	Fax No.	<u></u>
Address	<u>100 Clement Street 3rd floor</u>	Email	<u>tony@townconsulting.com</u>
	<u>SF 94118</u>		<u></u>

Site Information

Site Address(es):	<u>245 Marina Blvd</u>		
Nearest Cross Street(s)	<u>Fillmore & Webster Streets</u>		
Block(s)/Lot(s)	<u>0436C/022</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>3,397</u>	Height/Bulk District	<u>35'</u>
Present or previous site use	<u>Single-family dwelling</u>		
Community Plan Area (if any)	<u></u>		

Project Description: please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	<u></u>	Estimated Cost	<u></u>
Describe proposed use	<u>alteration to a single-family house</u>		

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,500			
Retail	n/a			
Office	n/a			
Industrial	n/a			
Parking	2			2
Other (specify use)				
Total GSF				
Dwelling units	1			1
Hotel rooms	n/a			
Parking spaces	2			2
Loading spaces	n/a			
Number of buildings	1			1
Height of building(s)				
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW Section 15301 (1)(1) and Section 15303 (a)

Demolition of one single-family residence. New construction of one single-family residence.

Shelley Cuthbert
Approved Shelley Cuthbert 3/12/12



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date March 12, 2012 (Part I)
Case No.: 2012.0015E
Project Address: 245 Marina Boulevard
Zoning: RH-1 (Residential, House, Single-Family)
40-X Height and Bulk District
Block/Lot: 0436C/022
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The parcel is located between Fillmore and Webster Streets on the south side of Marina Boulevard in the Marina neighborhood. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District. The subject building was constructed in 1931 as a two-story-over-basement, wood-framed, single-family residence designed by John A. Porporato in the Mediterranean Revival style. The building is clad in stucco with applied plaster ornament and capped with a Spanish tile gabled roof. Please refer to pages 2-4 of the attached report for a full architectural description.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1931).

Neighborhood Context and Description

The Marina District neighborhood is characterized by multiple unit apartment buildings intermixed with single-family dwellings and some commercial buildings along Chestnut and Lombard Streets. The boundaries of the neighborhood are generally, Marina Boulevard to the north, Lombard to the south, Van Ness to the east, and the Presidio to the west. The predominant architectural styles are Mediterranean or Spanish Revival with a handful of Exotic Revival buildings.

The land upon which the Marina District now sits was primarily marshland and lagoon prior to the Panama-Pacific International Exhibition (PPIE) held in 1915, at which time the land was filled with dredged material and earthquake debris from 1906, creating a final site of approximately 635 acres. The land is situated between the City's two military facilities, the Presidio and Fort Mason. Prior to this time the area was known as Harbor View and contained approximately 400 scattered commercial and residential buildings but no systematic development. As a result of the PPIE, the rail lines were extended

to the area, increasing accessibility and encouraging development once the event closed.¹ The first large-scale residential development occurred in the Marina in the early 1920s when several large land holdings were sold to real estate developers. By 1930, approximately 75% of the Marina's parcels were built out, housing approximately 25,000 people.²

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by Page & Turnbull in the Supplement Information report, dated November 2011, and the evaluation memo, dated February 2012, staff finds that the subject building is not individually eligible for inclusion on the California Register or as a contributor to an eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any of the historically significant events either directly linked to the building or to the immediate group of buildings. Although the neighborhood is indirectly related to the 1915 PPIE as an event that sparked development in the area, the subject property does not retain any elements that express this relationship to the historical event. The area does not appear to be directly associated with any other significant historical events. Therefore, the building is not

¹ JRP Historical Consulting Services. *Historic Architectural Survey Report: Doyle Drive Project*. Prepared for Parsons-Brinckerhoff and San Francisco County Transportation Authority on August 29, 2002.

² Ibid.

eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The Department disagrees with Page & Turnbull's determination that the building is eligible for listing under Criterion 3 as a representative work of noted San Francisco architect John A. Porporato. While the Department considers Porporato to be a master local architect, there is insufficient evidence to support the claim that the subject property is a historically significant representative of his body of work. The architect's career spanned more than fifty years (1901-ca. 1953), with the subject building falling in the middle of his career (1931). The design of the subject building does not appear to illustrate a new development in Porporato's work or mark a particular phase of his work. Between 1906 and 1931 alone Porporato was identified in 146 contract notices for new buildings, indicating that this work is one of many projects he designed. The style of the building is typical of the Mediterranean Revival style that he often employed for his residential projects; however, it is not an exceptional example of the style. While the building is typical of Porporato's work, it does not rise to the level of historical significance as it does not express a particular phase in the development of the master's career, a particular aspect of his work, or a particular idea or theme in his craft. For these reasons, the building does not appear to be eligible for listing on the California Register as an individual resource under Criterion 3.

Neither does the building appear to be eligible for listing on the Register under Criteria 3 as a contributor to a potential historic district. In 2002, a Historic Architectural Survey Report was prepared for the Doyle Drive Project, which evaluated the historical significance of 35 buildings within the Marina District neighborhood in the general vicinity of the subject property. The buildings were located mostly along Marina Blvd. and Lyon Street. This report found that none of the surveyed buildings were eligible for listing on the California Register either individually or as contributors to a historic district. The evaluation states, in brief, that the area is not associated with any "renowned historical events, nor is it famous for a particularly notable architectural style." Neither did the report find that the buildings were significant for associations with significant residents, architects, or builders.

The 1976 Architectural Survey undertaken by the Planning Department included the Marina area but also found relatively few significant buildings in the immediate area – eight within the thirty-two lots of the subject block. While portions of the Marina District neighborhood may display more significant architecture, it does not appear that the buildings located in the immediate area of the subject property are eligible for listing on the California Register as a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare

construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Since 245 Marina Boulevard was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 245 Marina Boulevard was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 3/12/2012

cc: Glenn Cabrerros, Current Planning
Virnaliza Byrd, Environmental Planning

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2012.0015E_245 Marina_HRER.doc



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 929 Broderick	BLOCK/LOT(S) 1152/006
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CASE NO. 2011.0588E	PERMIT NO. 2011/12/23/1274	PLANS DATED
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☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

ht

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.



Project is not listed:

GO TO STEP 5



Project does not conform to the scopes of work:

GO TO STEP 5



Project involves 4 or more work descriptions:

GO TO STEP 5



Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply).

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: per EE submittal &

blg permit history - blg lacks

integrity - major alterations were done in the 1940's & 1950's

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.** Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Sma
Planner's Signature

Tina Tam
Print Name

3-15-2012
Date

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner, and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
3936 Folsom St	5703 / 007

CASE NO.	PERMIT NO.	PLANS DATED
2012.0108E	20111098574	

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit; pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit; pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

tbj

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Facade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*.

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: per bldg permit history and EE application submitted -

* Requires initial by Senior Preservation Planner / Preservation Coordinator

- removal of period detail on front facade, i.e. parapet, bracket, hood, trim; wood windows; pediment; dentil

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gma

Planner's Signature

Tina Tam

Print Name

3/15/2012

Date

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STOP!

Must file *Environmental Evaluation Application*.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

770 Arkansas St.

BLOCK/LOT(S)

4162/014

CASE NO.

PERMIT NO.

2012.1223.1244

PLANS DATED

12/22/11

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

(Handwritten initials)

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

C. 1907 bld.

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

(B) 1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not** listed:

GO TO STEP 5

☐ Project **does not** conform to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

2/16: Bld. may qualify for a re-classification. Please apply for the CEQA reclassification of historic resource. → must have full permit history with plans at submittal

Determination for CEQA Categorical Exemption

- 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
- 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
- 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
- 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.
- 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties

Specify:

9. Reclassification of property status to Category C

a. Per Environmental Evaluation, dated:
* Attach Historic Resource Evaluation Report

b. Other, please specify:

Per bldg permit history, major changes to the bldg were done in the 1950s & 1960s - new 3rd story alteration - relocation of entrance stairs - windows @ the front facade.

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

- ☐ Further Environmental Review Required. Proposed Project does not meet scopes of work in either:
(check all that apply)
☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Tina Tam
Planner's Signature
Tina Tam
Print Name

3/15/2012
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an Environmental Evaluation Application to be submitted.

GO TO STEP 6

JB
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

JB
Preservation Planner Initials

STOP!

Must file Environmental Evaluation Application.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 330 Banks	BLOCK/LOT(S) 5684 / 005
CASE NO. 2012.0265 E	PERMIT NO. 2012102/10/3967
PLANS DATED	

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS



Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.



Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

tb t

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed**:

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Facade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify: per EE application &

bltg permit history - bltg lacks integrity - bltg has been altered

* Requires initial by Senior Preservation Planner / Preservation Coordinator

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.** new front window; new balcony deck @ front; new garage door. Bltg lacks integrity in design, workmanship; feeling; material

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 4365 26th St.	BLOCK/LOT(S) 6541 / 024	
CASE NO. 2011.1358E	PERMIT NO. 	PLANS DATED

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☒ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is not listed:

GO TO STEP 5

- ☐ Project does not conform to the scopes of work:

GO TO STEP 5

- ☐ Project involves 4 or more work descriptions:

GO TO STEP 5

- ☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify:

* **9. Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated: 3/10/12

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date March 16, 2012
Case No.: 2011.1398E
Project Address: 4365 26th Street
Zoning: RH-1 (Residential, House, One-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 6561/024
Date of Review: March 16, 2012 (Part 1)

Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org

Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1939, 4365 26th Street is a one-story-over-garage, single-family, wood-frame residence located in the Noe Valley neighborhood. This residence is designed in a Minimal Traditional architectural style and features a few eclectic features, including the triangular-shaped window header and wood siding in the front-facing gable. Other building features include a cross-gable roof, stucco exterior, wood-sash windows, and an elevated main entryway.

The subject property is located on a rectangular-shaped lot measuring approximately 27 ft x 114 ft on the south side of 26th Street between Douglass and Diamond Streets. The property is located within RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1939).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along 26th Street is varied in character and consists largely of two- and three-story single-family residences largely constructed between the 1900s and 1950s. The immediate block on the same side of the street as the subject property features single-family residences primarily constructed between 1900 and 1920. Across the street from the subject property, the single-family residences are primarily constructed in the 1940s and 1950s. The surrounding area features a mix of architectural styles, including Queen Anne, Stick-Eastlake, Spanish Colonial Revival, Mediterranean Revival, and Minimal Traditional. The subject property is located in close proximity to Douglass Playground. The subject property is not located within or nearby any designated or surveyed historic district.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Department staff finds that the subject property at 4365 26th Street is not eligible for inclusion in the California Register of Historical Resources (California Register). To assist in the evaluation of the subject building, the Project Sponsor has submitted a Supplemental Information Form for Historical Resource Evaluation, prepared by architect Johanna Street (dated December 23, 2011).

Based on the following criteria, the subject property is not eligible for listing in the California Register of Historical Resources:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1939, the subject building at 4365 26th Street was constructed in the Noe Valley neighborhood by the original owners, George and Annemarie Huff, and contractor, Bernard W. Dovner. According to the original building permit, 4365 26th Street was constructed as a one-story with basement, one-family, five-bedroom, wood-frame residence on a lot measuring 27 ft by 110 ft. The property has remained a single-family residence for the entirety of its history. This information is substantiated by the Sanborn Fire Insurance Maps, which show the subject property as a small one-story dwelling with a basement.

Subsequent to the Huff family, 4365 26th Street was occupied by several different individuals and families, including Francis H. Schoenbern (1941 to 1948); George W. and Lucille H. Norvelle (1948 to 1955); Lucille Novelle/ Lucille Counihan (1955 to 1994); and Devon Johnson, and Jane Fang (1994 to Present).

Historically, the Noe Valley neighborhood developed from the land originally known as "Horner's Addition," named after the original property owner, John Meirs Horner. After laying the street grid and naming the streets, Horner began selling his land off in the 1850s. By the 1880s and 1890s, Noe Valley experienced a large residential building boom and developed into working-class neighborhood, primarily occupied by Irish, Italian, Russian, German and Scandinavian immigrants. During this time, Noe Valley was still agricultural/rural in character. Although minimally impacted by the 1906 Earthquake and Fire due to its location and geography, the Noe Valley neighborhood did experience another residential building boom in the post-earthquake reconstruction era due to the influx of new residents/survivors seeking housing. Starting in the 1910s through the 1950s, the vegetable and dairy farms and the smaller light industrial properties that once characterized the neighborhood came to be slowly replaced by new residential properties. These new residential properties brought a new class of people to the neighborhood. By the 1970s, Noe Valley's demographic had shifted and was better characterized by middle-to-upper class families. Today, the neighborhood retains this demographic, along with an eclectic mix of Victorian-era and Edwardian-era properties, which help to distinguish the overall neighborhood and its character.

Based upon this history and the consultant report, 4365 26th Street is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the consultant report and Planning Department records, no persons of known historical significance appear to have been associated with the subject building; therefore, 4365 26th Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1908, 4365 26th Street is a one-story-over-garage, wood frame, single-family residence designed in a Minimal Traditional architectural style by contractor, Bernard W. Dovner. The building features stucco cladding on the ground floor and wood siding on the upper level within the front-facing gable. The building features minimal ornamentation and is distinguished by the wood-sash windows, elevated main entryway, and wood garage door. No information was uncovered on the contractor Bernard W. Dovner.

Based on the information provided in consultant report and Planning Department records, 4365 26th Street is not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As a single-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a simple vernacular residence, and does not embody any notable characteristics, which distinguish the building as historically significant. No architect was uncovered.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 4365 26th Street is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 4365 26th Street was determined not to meet any of the aforementioned California Register significance criteria, an analysis of integrity was not conducted.

Since its initial construction as a single-family residence, few documented alterations have occurred to the subject property. The documented alterations include: addition of one bedroom at the rear (1965) and re-roofing (1997)

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 4365 26th Street was determined not to meet any of the aforementioned California Register significance criteria, an analysis of the character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-Contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

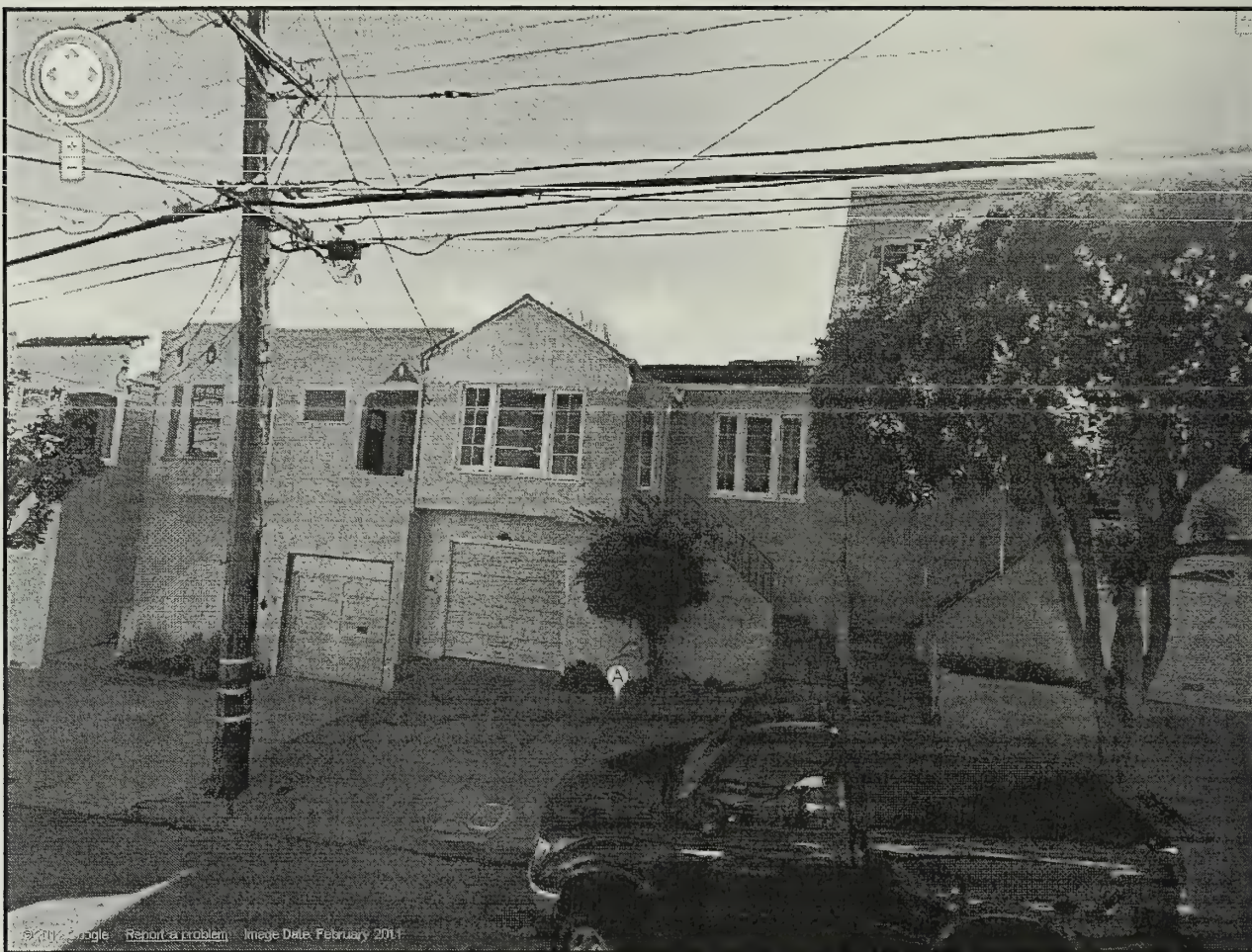
Signature: 
Tina Tam, Senior Preservation Planner

Date: 3/21/2012

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team

RS: G:\Documents\Environmental\2011.1398E 4365 26th St\HRER_4365 26th St_2012-03-16.doc

IMAGES



4365 26th Street
(Source: Google Maps, Accessed March 14, 2012)



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

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Environmental Evaluation Application

NOV 29 2011

CITY & COUNTY OF S.F.
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The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee <u>2498</u>	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): [Signature]

(For Staff Use Only) Case No. 2011.1392 E

1.8.9.2010

Date: 11/29/11

Address: 4218 24th St. SF. CA. 94114

Block/Lot: 2830/011

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PART 2 - PROJECT INFORMATION

Owner/Agent information

Property Owner	<u>Carl + Tracy Sjogreen</u>	Telephone No.	<u>415.519.8217</u>
Address	<u>4218 24th ST.</u>	Fax No.	<u>—</u>
	<u>SF CA 94114</u>	Email	<u>carl@sjogreen.com</u>
Project Contact	<u>Matthew Laughlin</u>	Telephone No.	<u>415.252.1441 ext. 27.</u>
Company	<u>Feldman Architecture</u>	Fax No.	<u>415.252.1442</u>
Address	<u>1126 Folsom ST. SUITE 4</u>	Email	<u>m.laughlin@feldmanarch.com</u>
	<u>SF CA 94103</u>		

Site Information

Site Address(es):	<u>4218 24th ST. SF CA 94114</u>
Nearest Cross Street(s)	<u>Diamond St.</u>
Block(s)/Lot(s)	<u>2830/011</u>
Site Square Footage	<u>2,848 SQFT</u>
Present or previous site use	<u>Single family residential</u>
Community Plan Area (if any)	
	<u>RH-2</u>
	<u>40X</u>

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☒ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost <u>750K</u>		

Describe proposed use Single family residential

Narrative project description. Please summarize and describe the purpose of the project.

Vertical addition set back from street and side property lines, interior renovation, and reduction of building footprint at rear.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3322	YES	+428	3750
Retail	N/A			
Office	N/A			
Industrial	N/A			
Parking	494	YES	637	
Other (specify use)				
Total GSF	3816		+1065	4881

Dwelling units	single family	YES		
Hotel rooms	N/A			
Parking spaces	1		+1	2
Loading spaces	N/A			
Number of buildings	1			1
Height of building(s)	32' 5 1/8"		38' 11 1/8"	
Number of stories	2 over garage		3 over garage	

Please describe any additional project features that are not included in this table.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

Michael S. Hunt

3.20.2012



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date March 2, 2012 (Part I)
Case No.: 2011.1392E
Project Address: 4218 24th Street
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 2830/011
Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org
Michael Smith (Preservation Planner)
(415) 558-6322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

4218 24th Street is located on the north side of the street between Diamond and Douglass Streets in the Noe Valley neighborhood. The subject building is located on a 2,850 square-foot, rectangular shaped lot that measures 25 feet in width, 114 feet in depth, and is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling. Assessor's records indicate that the existing building on the property was constructed in 1900, a default construction date for properties whose records were destroyed. However, the 1900 Sanborn Map indicates that the subject property was undeveloped. Archival permit records prove that the existing building was constructed in 1908 and then substantially altered in 1911. The building is a flat-roofed, two-story over basement, wood-framed, single-family dwelling. It is an Edwardian era structure with Arts and Crafts and Classical Revival detailing. The building is clad in clinker brick at the basement level and wood shingles at the upper floors. The primary entrance is accessed by two steps at the basement level within a recessed alcove that has an arched opening. There is a stained glass casement window to the right of the door within the entry alcove. A garage entrance is located at the basement level opposite the primary entrance. The second floor features two box windows with four multi-paned Arts and Crafts styled wood casement windows sheltered by shed hoods supported by brackets. The top floor features a larger box window that is centered on the façade with the same detailing as the lower windows. The window is flanked by multi-paned casement windows. The façade is topped with a projecting cornice, paneled wood frieze, dentil molding, and modillions. The east and west elevations are not visible between the adjacent buildings. The rear (south) elevation is covered in wood siding, set back from the side property lines, and has a gabled roof. A lean-to addition with a shed roof projects from the rear wall.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1908).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. However, John Meirs Horner is the person most associated with Noe Valley's development. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition.

The area was originally part of Rancho San Miguel which was owned by Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. During the Gold Rush, Jose Noe, like the other rancheros in San Francisco, had no reasonable means to preserve his rancho. Wages to police the ranchos were high, costs to litigate rancho claims were high, and a series of droughts and floods cut into rancho profits. These factors combined with the Financial Panic of 1852-59 forced Jose Noe to sell his lands.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel, from Jose de Jesus Noe in 1853. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition. Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys. Because the area was spared in the aftermath of the 1906 Earthquake and Fire, settlement in these neighborhoods boomed as Earthquake refugees settled in the area during the reconstruction period (1906 - 1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian decent. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. Noe Valley's primary development period was from 1880 - 1920, though its higher more remote locations remained undeveloped until the middle of the century which resulted in clusters of mid-century development scattered through out its higher elevations.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

4218 24th Street is located on a residential block that is defined by a mix of single- and multi-family dwellings with clusters of mixed-use buildings located on the corners at Diamond and Douglass Streets. The immediate neighborhood contains a range of building styles with turn of the 19th century Victorian and Edwardian architecture being the most predominant era represented. Building heights range from two to four stories with most buildings having ground floor garage entrances. The

properties on the north (subject) side of the street slope up from the street and the properties on the south side of the street slope down from the street. The buildings have varying degrees of visual material integrity though they retain their general form and massing. While there are several well designed Victorian and Edwardian era buildings on the block that have good integrity; over half the properties on the block either lack material integrity or are newer infill construction and overall the block lacks architectural cohesion. It should be noted that the immediate blocks surrounding the site have not been formally surveyed and that the Liberty Hill Historic District is the nearest historic district located over a quarter mile northeast of the subject property.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted a Historical Resource Evaluation prepared by the consultant, Tim Kelley Consulting. Based upon information provided by Tim Kelley Consulting and found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register individually and is not located within a potentially eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. 4218 24th Street was constructed during Noe Valley's primary development period (1880 – 1920) as it was transitioning from a rural area to an urban neighborhood. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific

association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Additional research has not revealed that any significant events occurred on the property that would make it eligible for listing under this Criterion. Furthermore, there does not appear to be a collection of buildings from Noe Valley's development period that represents a significant event or series of events. It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the subject property is not individually eligible for the California Register under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Based upon the Historical Resource Evaluation prepared by the consultant, Tim Kelley Consulting, Nicholas and Gertrude Hemminga were the original owners of 4218 24th Street. Mr. Hemminga worked as a builder with his brother. The Hemminga Brothers are best known for their construction at Hemway Terrace, a small court full of three-story, 20's era, multi-family dwellings located on Lone Mountain off of Fulton Street. Mr. Hemminga also constructed the major addition to the subject property in 1911. Records indicate that he was also the architect for the property. Mr. Hemminga was the most prominent owner of the subject property. Neither him nor any of the subsequent owners of the property were important to our local, regional or national past.

Therefore, 4218 24th Street is not eligible for listing under California Register Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject building is an example of an Edwardian Era row house with Arts and Crafts and Classical Revival detailing. The building was heavily altered to its current appearance by Nicholas Hemminga in 1911. Mr. Hemminga is not considered a master architect and the property does not exhibit distinctive characteristics. The property has well detailed painted wood shingles and box windows with exposed rafter tails that give it an Arts and Crafts feel. However, its cornice, paneled wood frieze, and dentil molding make the design appear confused. Thus, the subject property does not embody the Arts and Crafts style. Therefore, the property is not individually eligible for listing under California Register Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant

aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 4218 24th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, an analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 4218 24th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 3/19/2012
Tina Tam, Senior Preservation Planner

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
924 Lake St.	1345 / 005
CASE NO.	PERMIT NO.
2011.1430E	
PLANS DATED	

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☒ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☐ Project is **not listed**:
GO TO STEP 5
- ☐ Project **does not conform** to the scopes of work:
GO TO STEP 5
- ☐ Project involves **4 or more** work descriptions:
GO TO STEP 5
- ☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* **9. Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated: 3/11/12

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

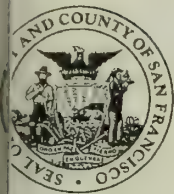
☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2011.1430E
Project Address: 924 Lake Street
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1345/005
Date of Review: March 19, 2012 (Part 1)

Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org

Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1894, 924 Lake Street is a two-story, single-family, wood-frame residence located in the Inner Richmond neighborhood. This residence is designed in an Arts & Crafts architectural style and features a few eclectic features, including the clipped gable roof, oversized double-scroll brackets, and a small clay tile pent roof over the main entryway. Other building features include a stucco exterior, wood-sash windows, and a prominent picture window.

The subject property is located on a rectangular-shaped lot measuring approximately 27 ft x 72 ft on the north side of Lake Street between 10th and 11th Avenues. The property is located within RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register. It was included in San Francisco Architectural Heritage's Inner Richmond Historic Resource Survey; however, the property was not assigned a rating within this survey. Therefore, the building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1894).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along Lake Street is fairly uniform in character and consists largely of two- and three-story single- and multi-family residences largely constructed between the 1900 and 1910. The subject block has two properties, which were constructed in the 1950s. The surrounding area features a mix of architectural styles, including Stick-Eastlake, Edwardian-era, and Craftsman. The subject property is located along the southern border of the Presidio of San Francisco, which is a designated historic district in the National Register of Historic Places (National Register). No other designated or surveyed historic district is located within the vicinity of the subject property.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Department staff finds that the subject property at 924 Lake Street (also historically addressed as 1910 Lake Street) is not eligible for inclusion in the California Register of Historical Resources (California Register). To assist in the evaluation of the subject building, the Project Sponsor has submitted a Supplemental Information Form for Historical Resource Evaluation, prepared by the property owner, Hisham (Shawn) Sinawi (dated October 3, 2011).

Based on the following criteria, the subject property is not eligible for listing in the California Register of Historical Resources:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1894, the subject building at 924 Lake Street was constructed in the Inner Richmond neighborhood by the original owners, Henry and Alice Kelley. According to the Spring Valley Water Company records, the subject property was noted as a one-story single-family residence measuring approximately 570 sq. ft. This description is substantiated by the 1899 Sanborn Fire Insurance Map, which shows the subject property (addressed as 910 Lake Street) as a one-story with basement, single family dwelling with one-story rear porch and a small one-story outbuilding located towards the rear of the subject lot. Sometime in the 1920s, the subject property was transformed into its current configuration and style, which likely included the expansion of the rear porch. In the 1950 Sanborn Fire Insurance Map, the subject property is shown in the same configuration, except that the one-story rear porch was transformed into a full-story one-story addition at the rear, rather than a porch. For the entirety of its history, 924 Lake Street has functioned as a single-family residence.

Subsequent to the Kelley family, 4365 26th Street was owned by several different individuals and families, including: Monroe and Dora Harris (Unknown to 1921); F.W. and Agnes Francis (1921 to Unknown); Lisa and Earle Gallin (Unknown, listed as property owner on 1953 Building Permit); Howard Klein (1992 to 2008); and Michelle Donnelly and Hisham Sinawi (2008 to Present).

Historically, the Inner Richmond area was first broadly settled in the late 19th century, initially developing along the principal transportation routes – Geary Boulevard and California Street. Development here increased significantly in response to the housing crisis caused by the 1906 Earthquake and Fire. A significant portion of land also became available at this time after the closing of the Bay District Race Track, which was historically located between First Avenue, Fulton Street, Fifth Avenue, and Point Lobos Road. Initially, the Inner Richmond was sparsely developed by early farmhouses. Starting in the 1880s, residential development occurred primarily north of Geary Boulevard, moving further south in the 1910s and 1920s. Within this context, residential development associated with early developers, Fernando Nelson and Greenwood and DeWolfe, are notable due to their early influence on real estate within the area and the high number of properties that they owned and eventually developed. By end of the 1920s, the Inner Richmond neighborhood was firmly developed as a single-family and multi-family residential community with strong commercial corridors and notable institutional properties. In the 1950s, the neighborhood first saw an influx of Chinese and Russian immigrants, which started to shift the ethnic demographics of the neighborhood away from the early Irish, German and Jewish population. Today, the Inner Richmond neighborhood still maintains a strong Chinese and Russian ethnic community, and is also notable for high quality of well-designed single-family and multi-family residences—many of which are designed within smaller residential enclaves.

Although, the subject property is one of the earlier properties within the Inner Richmond neighborhood, it does not appear to have associations with any early developers, nor it is an outstanding or rare example of a particular building type. Based upon this history and the consultant report, 924 Lake Street is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or the cultural heritage of California

and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the consultant report and Planning Department records, no persons of known historical significance appear to have been associated with the subject building; therefore, 924 Lake Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1894, 924 Lake Street is a two-story with basement, wood frame, single-family residence renovated into an Arts & Crafts architectural style. The original architect and contractors are unknown. The building features a stucco exterior, wood and aluminum-sash windows, and a prominent roofline distinguished by a small clay tile pent roof over the entryway and large-scale brackets.

Based on the information provided in consultant report and Planning Department records, 924 Lake Street is not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As a single-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a single-family residence, and does not embody any notable characteristics, which distinguish the building as historically significant. No architect was uncovered.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 924 Lake Street is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 924 Lake Street was determined not to meet any of the aforementioned California Register significance criteria, an analysis of integrity was not conducted.

Since its initial construction as a single-family residence, the subject property has had several major alterations. The documented alterations include: addition of redwood shingles overlap wood siding (pre-1920); house widened, new front entrance and staircase, new stucco cladding, and addition of corbels at roofline (1921); dining room addition at rear and interior alterations (1953); installation of aluminum-sash windows (1962); stucco repair (1995); re-roofing and installation of new stairway lift (1998); and, renovation of first and second floors, new foundation, seismic upgrade, infill addition (approximately 13 sf), driveway widening, and new garage door (2010).

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 924 Lake Street was determined not to meet any of the aforementioned California Register significance criteria, an analysis of the character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-Contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 3/26/2012

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team

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IMAGES



924 Lake Street
(Source: Google Maps, Accessed March 16, 2012)



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.0584E
Project Title: 601 Dolores Street
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 3598/060
Lot Size: 9,687 square feet
Project Sponsor: Valerie Veronin, (408) 838-0087
Staff Contact: Don Lewis – (415) 575-9095
don.lewis@sfgov.org

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PROJECT DESCRIPTION:

The project site is located on the southeast corner of Dolores and 19th Streets directly east of Dolores Park in the Mission Dolores neighborhood. The proposed project would involve the conversion of an existing church structure, currently being used as a single-family residence, into middle-school classrooms and a multi-purpose assembly space for the Children's Day School (CDS). The project would enable CDS to relocate its middle school (grades 5 to 8) from 333 Dolores Street to the project site at 601 Dolores Street, which is about two blocks away. The proposed project would accommodate between 160-200 middle school students and would allow CDS to continue its planned enrollment from 350 to approximately 520 students and from 72 to 86 faculty/staff. When 601 Dolores Street is fully occupied in approximately four years, the maximum enrollment would be 320 elementary students at 333 Dolores Street and 200 middle school students at 601 Dolores Street. The existing structure at 601 Dolores Street is approximately 46 feet

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

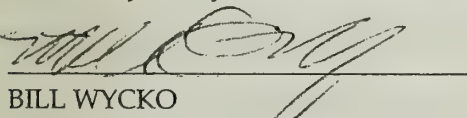
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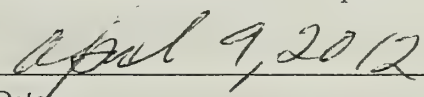
DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Environmental Review Officer


Date

cc: Valerie Veronin, Project Sponsor
Supervisor Scott Wiener, District 8
Historic Preservation List

Bulletin Board
V. Byrd, M.D.F

PROJECT DESCRIPTION (continued):

tall, two stories with mezzanine, and approximately 17,106 square feet in size. The proposed project would add 1,097 square feet to the existing building solely within the existing interior walls by infilling a portion of the mezzanine floor, which is currently open to the floor below. The finished building would be 46 feet tall, three stories, and 18,203 square feet in size with no on-site parking.

Exterior tenant improvements would include adding a roof deck to the southeast corner of the building and an elevator penthouse along the eastern edge of the building. Interior tenant improvements would include converting the sanctuary space into a multi-purpose space, creating a full second floor level within the Sunday school wing, completing the seismic retrofit, adding interior partitions for school facilities, installing new plumbing, and creating ADA accessibility. Other improvements include converting the existing garage entrance on 19th Street into a primary pedestrian entrance and creating a 50-foot-long white zone/passenger loading and unloading area. The sponsor also proposes to extend the existing white zone curb in front of 333 Dolores Street from 80 feet to 130 feet, and to use the existing white zone at 450 Guerrero Street for student drop-offs and pick-ups.¹ As part of the project, CDS has developed a student drop off plan that is based on the projected number of student drop offs and the proposed available loading space at each campus and includes distribution of morning student drop offs that provides for student safety and minimizes traffic impacts. This is discussed further in the transportation section.

The existing church structure on the project site was constructed in 1910 and is included on the Department's 1976 Architectural Survey, the Here Today Survey, and the City's Unreinforced Masonry Buildings Survey. The estimated construction cost is 5 million dollars. The project would require Conditional Use authorization for a school use in an RH-3 zoning district and for the loss of dwelling unit through conversion.

REMARKS (continued):

In-Fill Development- California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the RH-3 zoning district where the proposed use would be conditionally permitted. The proposed use would be required to provide one off-street parking spaces for each six classrooms. Since the project proposes ten new classrooms, the project would be required to provide one off-street parking space. The proposed project would not provide off-street parking, and therefore the project sponsor is seeking a remote parking variance. The proposed use would not require an off-street freight loading space. As mentioned above, the project would require Conditional Use

¹ CDS students attend gym classes at the Boy and Girls Club located at 450 Guerrero Street, which is directly adjacent to 333 Dolores Street.

authorization for a school in an RH-3 zoning district and for a loss of dwelling unit through conversion. The proposed project would be consistent with all applicable zoning plans and policies

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 0.22-acre (9,687 square feet) project site is located within a fully developed area of San Francisco. The surrounding uses are primarily residential with a few institutional uses and mixed-use buildings located on prominent corners along Dolores and Guerrero Streets. The project site is directly east of Dolores Park. Therefore, the proposed project would be properly characterized as an in-fill development surrounded by urban uses on a site smaller than five acres.

c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area that is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

A transportation study² was prepared to analyze impacts associated with the Children's Day School's (CDS) proposed use of 333 Dolores Street, 450 Guerrero Street³, and 601 Dolores Street. CDS proposes to increase enrollment from 350 to approximately 520 students, while faculty/staff would increase from 72 to 86. Transportation impacts are evaluated during the peak traffic time for the school and surrounding streets, during AM-peak hour conditions (7:30 to 8:30 a.m.), which is the hour before classes start. Travel demand for the proposed project was based on the existing and proposed school population and travel behavior of current students, faculty, and staff at CDS's existing building at 333 Dolores Street. Table 1, below, summarizes the net change in student and faculty/staff arrivals (by travel mode) at 333 Dolores Street, 450 Guerrero Street, and 601 Dolores Street between current and future enrollment and re-organization. Travel demand was based on the existing and proposed school population and travel behavior of current students, faculty, and staff at 333 Dolores Street. For the students who are dropped-off, the average observed vehicle occupancy was determined to be 1.65 students per car.

333 Dolores Street

The proposed project may result in an incremental increase in the number of vehicles traveling through nearby intersections, including the intersections of Dolores Street and 16th Street, Dolores Street and 17th Street, and Guerrero Street and 16th Street. An additional 17 students would be located at 333 Dolores Street while the number of faculty and staff would be reduced by 19. The proposed project would result in an increase in approximately 11 vehicle trips associated with student drop-offs and a reduction of

² Atkins, 601 Dolores Street, Transportation Impact Study, April 2012. This document is available for public review as part of Case No. 2011.0584E at 1650 Mission Street, Suite 400, San Francisco, CA.

³ CDS students attend gym class at the Boys and Girls Club located at 450 Guerrero Street, which is directly adjacent to 333 Dolores Street. The 333 Dolores Street building is located towards the rear of the lot and CDS has access to the rear of the 450 Guerrero Street building. As part of the project, CDS proposes to use the existing loading zone at 450 Guerrero Street for student drop-offs and pick-ups.

approximately 6 vehicle trips associated with faculty and staff. This change in vehicle trips during the morning peak hour would be an incremental increase over existing conditions and would not result in any significant adverse impacts on traffic operations or safety in the vicinity of 333 Dolores Street.

As a result of the proposed project, the number of student drop-offs (18 students or approximately additional 11 vehicles) is expected to increase during the AM-peak hour. As part of the project, CDS would request that the length of the white zone be increased from 80 to 130 feet in order to accommodate this increase. CDS would also increase the number of staff, from one to two, assigned to the Dolores Street passenger loading/unloading zone, to assist students being dropped off, and ensure an efficient turnover in vehicles dropping off students.

TABLE 1 NET CHANGE IN STUDENT ARRIVALS AT 333 DOLORES STREET, 450 GUERRERO STREET, AND 601 DOLORES STREET SITES BETWEEN EXISTING AND FUTURE CONDITIONS							
	Walk	Bike	Transit	Auto-Dropped	Auto-Parked in School	Auto-Parked on Street	Total
333 DOLORES STREET SITE							
Pre-School	0	0	0	0	0	0	0
Elementary	20	0	0	30	0	0	50
Middle	-11	-3	-7	-12	0	0	-33
Net Change	9	-3	-7	18	0	0	17
Faculty/Staff	-3	-2	-4	-1	-7	-2	-19
450 GUERRERO STREET SITE							
Pre-School	0	0	0	0	0	0	0
Elementary	0	0	0	0	0	0	0
Middle	0	0	0	50	0	0	50
Net Change	0	0	0	50	0	0	50
Faculty/Staff	0	0	0	0	0	0	0
601 DOLORES STREET SITE							
Pre-School	0	0	0	0	0	0	0
Elementary	0	0	0	0	0	0	0
Middle	25	6	15	41	0	0	87
Net Change	25	6	15	41	0	0	87
Faculty/Staff	5	4	7	1	13	3	33

Source: Atkins, 2012, CDS, 2011.

450 Guerrero Street

The number of vehicles traveling through the intersection of Guerrero Street and 16th Street would incrementally increase in the morning peak hour leading up to the start of class times. With 50 students being dropped off at the white curb zone directly in front of 450 Guerrero Street, this would translate to an increase of approximately 30 vehicles. This traffic is anticipated to be traveling in the southbound

direction on Guerrero Street to access the white zone curb in front of the Boys and Girls Club. Southbound Guerrero Street in the AM-peak hour is the off-peak direction because most vehicles that use Guerrero Street during the AM-peak hour travel in the northbound direction towards downtown San Francisco. Therefore, this increase in traffic volumes is not anticipated to result in a significant impact to the operations or safety of this intersection.

As a result of the project, the number of middle school student drop-offs would be 50 students (approximately 30 vehicles). Under existing conditions, the 60-foot-long white zone curb is underutilized during the AM-peak hour. Based on the current number of drop-offs at the existing white zone at 333 Dolores (approximately 66 students in 40 vehicles at an 80 foot long white curb within 60 minutes), it is reasonable to assume that the drop off of 50 students in 30 vehicles at a 60-foot-long curb between 7:30 and 8:30 a.m. would not cause a significant impact to traffic. This white curb zone would be staffed in the morning to assist children being dropped off and to oversee the efficient turnover of vehicles dropping off students.

601 Dolores Street

The Dolores Street and 19th Street intersection is anticipated to see an increase of approximately 41 students (25 vehicle trips) from parents dropping off their children at the proposed white zone curb on 19th Street. It is anticipated that three faculty/staff would park on the street near 601 Dolores Street. There would likely be another 13 faculty and staff who would require off-street parking. Since there is no off-street parking available at 601 Dolores, faculty and staff would either drive to 333 Dolores Street⁴ or one of the nearby public parking garages. Therefore, the increase in the number of vehicles traveling through this intersection in the AM-peak hour leading up to the start of classes would be about 28 vehicles, comprised of 25 vehicles with arriving students and three faculty/staff parking on-street.

To access the white zone passenger unloading area, parents would either make a northbound right turn from Dolores Street onto 19th Street, or a southbound left turn from Dolores Street. Currently there is very little traffic on 19th Street between 7:30 and 8:30 a.m. and, therefore, traffic in the 601 Dolores Street vicinity is predominantly influenced by Dolores Street traffic. During the AM-peak hour traffic on Dolores Street is heaviest in the northbound direction, and thus, the main conflict for the northbound right turn would be with any pedestrians crossing Dolores Street toward Mission Dolores Park, or crossing 19th Street toward 601 Dolores Street. While these conflicts are not expected to be substantial, the school proposes to have a crossing guard at the intersection of 19th and Dolores Streets to aid students and pedestrian traffic crossing during the AM-peak hour.

The southbound left turn from Dolores Street would conflict with both pedestrian movements, and the opposing (northbound) stream of traffic. However, there is very little southbound traffic in the AM-peak hour and with two travel lanes in each direction, there is ample room for a vehicle to wait for an opening to turn. Therefore, despite the fact that this intersection is unsignalized, the increase in volumes due to project generated traffic is not anticipated to adversely impact traffic operations nor is there expected to be significant queuing on Dolores Street.

⁴ CHS has 33 off-street parking spaces at 333 Dolores Street

As a result of the project, the number of student drop-offs would be 41 middle school students (approximately 25 vehicles) in the AM-peak hour. As part of the project, CDS would request that a continuous 50-foot-long loading space along the 19th Street side of the building be converted to a white zone passenger loading/unloading area. CDS would have staff at the white curb zone during peak drop-off and pick-up times, to assist children being dropped off, and to oversee the efficient movement of vehicles dropping off students. Of the three drop-off locations, 19th Street has the lowest traffic volumes, and there should be little conflict with other vehicles during the AM-peak hour. Based on comparable operations at 333 Dolores Street, there would be minimal back up onto Dolores Street at this site.

Considering the three sites overall, the volume of the additional trips would not result in any significant individual or cumulative adverse impacts to any intersection service levels, and it is anticipated that traffic patterns would experience no more than minor changes as a result of the proposed project. The level of increase in traffic generated by the project would not be substantial relative to the existing traffic baseline and capacity of the surrounding street system and none of the intersections were observed to have operations problems. There would be no effective cumulative passenger loading impact when considering the sites together, as the three loading zones at 333 Dolores Street, 450 Guerrero Street, and 601 Dolores Street are located more than a 1,000 feet from each other. Therefore, the proposed project would not result in any significant adverse traffic impacts.

Transit

The project site is well-served by public transit which includes the following Muni lines: J-Church, 22-Fillmore, and 33-Stanyan. In addition, there are two BART stations within walking distance (16th Street/Mission Street and 24th Street/Mission Street). There is anticipated to be an increase of approximately 22 transit trips (including both students and faculty/staff) to 601 Dolores Street during the morning peak hour, and the existing transit would all have additional capacity during the AM peak to accommodate the increase of 22 transit trips. The transit trips to 333 Dolores Street are anticipated to decrease by approximately seven student-related trips and four faculty/staff-related trips. The proposed project would not change the number of transit trips to 450 Guerrero Street, as it is only used as a vehicle drop-off location for students. Considering all three sites together, the overall net increase would be 11 transit trips, and therefore, the project would not result in significant impacts related to transit.

Parking

As discussed above, the Planning Code would require one off-street parking space for the proposed project and the project sponsor would seek a remote parking variance. In order to increase the length of the white curb passenger loading zone at 333 Dolores Street from 80 to 130 feet, approximately 2 to 3 on-street parking spaces would no longer be available between the hours of 7:00 a.m. to 9:00 a.m. and 2:30 p.m. to 4:30 p.m. There would be no impact on parking facilities at 450 Guerrero Street because this site would only be used as a student drop-off location. At 601 Dolores Street, the number of faculty and staff would increase, as this would be a new CDS building, and there is no off-street parking available. Some of these people may decide to park at 333 Dolores, and then walk the two blocks south. Currently, only about 70% (23) of CDS' 33 spaces at 333 Dolores are occupied on a typical weekday. With the relocation in the number of faculty and staff based at 333 Dolores, the number of vacancies is anticipated to increase to 17. Approximately 13 of the 33 faculty and staff that would be located at 601 Dolores Street are anticipated to want to drive and park at the school. Therefore, there should be enough vacant spaces for

them to park at 333 Dolores, and walk to 601 Dolores. Alternatively, there are also three public parking garages located within about a half mile of the site.

While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit is not considered to be a significant impact under CEQA, regardless of the availability of on-street parking under existing conditions. San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. However, this report presents a parking analysis to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by local public transit (Muni lines J, 22, and 33) and bike lanes (40 and 45), which provide alternatives to auto travel.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Access

Existing vehicle and pedestrian access would remain the same at 333 Dolores Street, 450 Guerrero Street, and 601 Dolores Street, and therefore access would not be changed by the proposed project. There are no bus stops in front of the project site. Sidewalks and on-street parking are present on both sides of the

street. Therefore, the project would not impede traffic or cause unsafe conditions, and would not result in a significant effect related to access.

Loading

Planning Code Section 152.1 does not require off-street freight loading for schools. Therefore, off-street loading spaces are not required for the proposed project. Student drop-offs and pick-ups are discussed under "Traffic" on page 3.

Pedestrian Conditions

The number of AM-peak hour pedestrian trips to 333 Dolores Street would increase by approximately 9 students and decrease by three. There would be approximately 55 middle school students who would be dropped off at 333 Dolores, then walked to 450 Guerrero, and then walked the two blocks to 601 Dolores under the guidance of CDS staff. Conflict between pedestrians and vehicles would potentially increase because of the additional street crossings, but these would be at signalized intersections with the exception of the crossing at 19th Street to 601 Dolores Street. However, 19th Street has relatively low traffic volumes, students would be accompanied by CDS staff, and there is a cross-walk at the 19th Street and Dolores Street intersection.

Currently there is very little pedestrian activity on Guerrero Street in the morning. The project would increase the number of student drop-offs at 450 Guerrero, by approximately 50 students. However, unlike existing conditions, there would be CDS staff to assist at the existing white zone curb in the morning and to supervise and chaperone student movement to 333 Dolores or 601 Dolores. Since the sidewalks are much wider on Dolores Street, the path to 601 Dolores would likely be south on Guerrero Street to 17th Street, west on 17th Street to Dolores Street, then south on Dolores Street to 601 Dolores Street. All intersections along this route except 19th Street/Dolores Street are signalized and regularly used by pedestrians with no observed hazards.

There is anticipated to be an increase of approximately 130 pedestrian trips to the 601 Dolores site during the AM-peak hour. An estimated 25 students would walk directly to 601 Dolores from home, 55 would be walking to 601 Dolores after being dropped off at 333 Dolores, and 50 would walk to 601 Dolores after being dropped off at 450 Guerrero. There are also anticipated to be approximately five faculty/staff that would walk to 601 Dolores during the AM-peak hour. The movement of middle school students from 333 Dolores and 450 Guerrero to 601 Dolores would be supervised by CDS staff. The sidewalk widths and crosswalks at intersections would provide adequate facilities for the walk between sites. Students walking as a group would also increase safety because of the greater visibility of a group and the supervision of CDS staff.

Overall, pedestrian conditions for the three sites would have adequate facilities and would not materially increase hazards for pedestrians. Therefore, the project would not result in significant pedestrian impacts.

Bicycle Conditions

There are no existing or proposed bike lanes at 601 Dolores Street. In the vicinity of the project site, there are two designated bicycle routes. Bicycle route #40 travels along 17th Street while route #22 travels along Valencia Street. The number of bicycle trips to 333 Dolores Street is anticipated to decrease by approximately three students and two faculty/staff because of the relocation of bicycle-riding middle

school students and staff to 601 Dolores. An estimated increase of approximately 10 bicycle trips to 601 Dolores Street would occur during the morning peak hour. The project would not result in any new bicycle trips to 450 Guerrero. The net effect of the three sites would be similar because the total net change in bicycle trips would be an increase of 5 trips. Therefore, project impacts on bicycles would be less than significant.

In summary, the project would not result in a significant effect with regard to transportation.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the proposed users of the 601 Dolores Street building would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with regard to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. Based on the air quality screening-level analysis, all of the screening criteria are met by the proposed project.⁵ No individual sources would exceed the BAAQMD's significance thresholds for cancer risks, non-cancer risks or the annual average concentration of PM_{2.5}. In addition, construction activities for the proposed interior renovation would be minimal and would require the use of diesel equipment for less than two months, and would therefore not result in a substantial increase in risks and hazards to nearby receptors. Therefore, the project would not exceed the BAAQMD's 2010 thresholds of significance and would not result in the generation of criteria air pollutants and ozone precursors that exceed the BAAQMD's thresholds of significance and operational criteria air pollutants and ozone precursors would be less than significant. Based on these results, the proposed project would not result in exposure of sensitive receptors to substantial pollutant concentrations, and this impact would be less than significant.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

⁵ Don Lewis, San Francisco Planning Department, *Air Quality Screening Analysis for 601 Dolores Street*, September 19, 2011. This analysis is available for review as part of Case File No. 2011.0584E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

- d) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is required in order to serve the proposed project.

Other Environmental Issues

Hazardous Materials: AEI Consultants conducted a Phase I Environmental Site Assessment (ESA) at the project site.⁶ This assessment was performed to provide a record of the conditions at the subject property and to evaluate what, if any, environmental issues exist at the site. The ESA assessed the potential for adverse environmental impacts from the current and historical practices on the site and the surrounding area. According to the ESA, the subject building was constructed in 1910 for use as a church. Prior to construction of the building, the property was occupied by a residential dwelling (circa 1889) and vacant land (circa 1900). Since 1910, the subject property building was occupied by various churches until 2007, when the entire building was renovated and converted into a single-family residence. No potential environmental concerns were identified in association with the current or historical use of the subject property. No hazardous substances that constitute evidence of a recognized environmental condition were observed at the subject property at the time of site reconnaissance. In addition, the project site is not located within the limits of the Maher Ordinance. Based on the above, effects related to hazardous materials would not be significant.

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historic resource. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the property at 601 Dolores Street is eligible for listing in the California Register as an individual resource under Criterion 3 (Architecture) and is a contributor to both the Inner Mission North Boulevards and Alleys Reconstruction Historic Districts under Criterion 1 (Events).⁷

The 601 Dolores Street building was constructed in 1910 as a church for the Mission Congregational Church. In 1931, the Norwegian Lutheran Church of San Francisco purchased the property and the property remained a church until it was converted to a single-family residence in 2008. The subject building was constructed during the Mission District's reconstruction period (1906 – 1917) following the Great Earthquake of 1906. The property is a contributor to both the Inner Mission North Boulevards and Alleys Reconstruction Historic Districts for its association with several churches that relocated along Dolores Street after the Great Earthquake of 1906. Therefore, the subject property is eligible for the California Register as a contributor to two California Register-eligible historic districts under Criterion 1 (Events).

⁶ AEI Consultants, "Phase I Environmental Site Assessment, 601-605 Dolores Street, San Francisco, California," June 20, 2011. This report is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Project File No. 2011.0584E.

⁷ Memorandum from Michael Smith, Preservation Technical Specialist, to Don Lewis, Planning Staff, Major Environmental Analysis, March 20, 2012. This memorandum is attached and available for review at the Planning Department, 1650 Mission Street, Suite 400 in Case No. 2011.0584E.

Research has not revealed information that any of its owners or occupants were associated with persons that have made a significant contribution to the broad patterns of history. Therefore, the property is not eligible under Criterion 2 (Persons).

The subject building is a good example of an Edwardian Era church designed in the Gothic Revival style. The building was designed by Francis W. Reid, a locally significant architect. The building's exterior character defining features include the following: rubbed brick cladding at the street facing elevations; all Gothic and Tudor moldings; brick buttresses with caps; complex and steeply pitched gabled roof; all windows, doors, and other openings; and the tower element with crenellated parapet. The interior character defining features include the following: division of spaces into basement, Sanctuary, and Sunday school wing; hardwood flooring; redwood wainscoting and paneling; Tudor and Gothic columns in the sanctuary; Tudor and Gothic arches in the sanctuary; stenciled ceilings in the sanctuary and vestibule; most of the light fixtures; all doors (paneled and overhead); plaster walls and ceilings; exposed wood trusses; and door and window trims. The subject building displays good historic integrity as it retains its location, association, design, workmanship, setting, feeling, and materials. Therefore, the property is individually eligible under Criterion 3 (Architecture).

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards) for the following reasons. The project would rehabilitate the exterior and interior of the subject building, and the project would preserve most of the church's character defining interior features, including the sanctuary. The sponsor has submitted a protection, reuse, and salvage plan for the building's interior character-defining features so that they would be preserved and reused where possible. The sanctuary is the most character-defining interior space, and its interior volume, stenciled ceiling work, and interior wood finishes would all be preserved. The alterations within the Sunday school wing will be set back from the arches and columns that frame the sanctuary space. The basement is utilitarian and lacks the finishes and details of the floors above and thus was determined not to contain character-defining space or features. The Sunday school wing does contain character-defining finishes and detailing but the space itself was determined to be secondary in importance to the sanctuary space. Furthermore, the Sunday school wing has already experienced several alterations as part of the building's conversion into a single-family dwelling. Some of the original materials that remain in the Sunday school wing would be removed and some would be reused within the altered space.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings, and the new work does not create a false sense of historical development. On the exterior, new pedestrian doors would be compatible with the character of the building. The proposed project would not substantially alter the exterior of the building. The roof deck and the elevator penthouse would not be visible behind the building's existing gabled roof, and both elements could easily be removed in the future and the essential form and integrity of the property would be unimpaired. The building's exterior and interior features are in good condition and do not require repair or replacement. The existing building is relatively clean and does not require chemical or physical treatments. The proposed change to the garage entrance would be similar to the original entrance, as historically it was used as a pedestrian entrance.

The building's seismic upgrade would necessitate removal of interior wall finishes in the sanctuary space. The wall features would be documented and reinstalled over the new shear walls. Within the Sunday school wing, interior wall finishes and doors would be removed and reused elsewhere where feasible. A

secondary stairway in the Sunday school wing would be removed but the stairway is hidden behind doors and is not considered a distinctive feature. The historic entry hall in the Sunday school wing would be preserved with its floor being ramped for ADA accessibility. The wood doors and wainscoting are the only character-defining historic materials in the Sunday school wing and they will be documented and reused where possible, primarily on the new walls on the south side of the sanctuary.

Planning Department staff found that the project would not make any substantial changes to the exterior of the building or any significant changes to the character-defining features on the interior of the building, and therefore, the project would not have a significant adverse impact upon a historic resource, as defined by CEQA.

Archeological Resources: The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that the proposed project would not adversely affect CEQA-significant archeological resources.⁸

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on August 3, 2011 to owners of properties within 300 feet of the project site and to adjacent occupants. One member of the public stated that it was unrealistic that parents would continue to drop their children off at 333 Dolores Street with the new school facilities at 601 Dolores Street. The transportation section on page three of this document adequately addresses this concern.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect with regard to hazardous materials, cultural resources, or transportation. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the above conditions, and would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review.

⁸ This analysis is summarized from a Planning Department technical memorandum (Randall Dean, staff archeologist, to Don Lewis, Planner, October 21, 2011), which is available for review at the Planning Department, 1650 Mission Street, Suite 400, in Case File 2011.0584E



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date of Review: March 15, 2012 (Part I)
March 15, 2012 (Part II)
Case No.: 2011.0584E
Project Address: 601 Dolores Street
Zoning: RH-3 (Residential, House, Three-Family) District
40-X Height and Bulk District
Block/Lot: 3598/060
Staff Contact: Don Lewis (Environmental Planner)
(415) 575-9095
don.lewis@sfgov.org
Michael Smith (Preservation Planner)
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Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

601 Dolores Street is located on the southeast corner of the Dolores and 19th Streets directly east of Dolores Park in the Mission Dolores neighborhood. The subject building occupies most of a 9,690 square-foot, rectangular shaped lot that measures 85 feet in width, 114 feet in depth, and is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a two-story over basement, single-family residence that was formerly a church. The building was constructed in 1910 in the Gothic Revival style as a church for the Mission Congregational Church. In 1931, the Norwegian Lutheran Church of San Francisco purchased the property. The property remained a church until it was converted to a single-family residence in 2008. The current owner, the Children's Day School of San Francisco, intends to convert the property into a school. The building is a heavy timber frame, brick structure on a concrete perimeter foundation. The exterior is clad in rubbed face brick on the north (19th Street) and west (Dolores Street) elevations, as well as its first bay in from the street on its utilitarian east and south elevations. The remainder of the east and south elevations are clad in common red brick. The church was designed by Francis W. Reid, an architect and Congregational minister. The building's prominent corner location results in a complex composition. The building features a centered gable, a tower element, and a steeply sloped centralized roofline.

The building's Dolores Street elevation is of higher importance because it faces the park. It is longer and composed of six structural bays. The first structural bay located at the northern corner of the building features a pedestrian entrance that is recessed within a portal. The portal

features a Tudor arch embellished with cast concrete molding flanked by brick buttresses with concrete caps. A lancet window is located above the entrance. The next structural bay is much wider because it corresponds to the sanctuary inside. The bay features a large arched Tudor window flanked by brick buttresses with concrete caps with four casement windows located at the basement level. All the window sashes within this bay appear to be contemporary replacements. Moving south along the building's west elevation, the next structural bay is the tower. The tower features three casement windows at the basement level, a row of three pointed-arch windows at the main first and second floors, and a large Tudor arched window at the top of the tower. Each corner of the tower features brick pilasters capped by cast concrete buttress caps. The tower is capped by a stepped, crenellated parapet. Moving south beyond the tower, the next three structural bays comprise the Sunday school wing. The first two bays are identical, featuring three, fixed light windows at the main floor with two, Tudor arch windows at the floor above beneath a false gabled roof that is interrupted by a dormer. The bays are demarcated by brick buttresses with caps. The southernmost structural bay on the building's west elevation features non-historic arched wood doors with three lancet windows at the floor above beneath a gabled roof.

The building's north (19th Street) elevation is composed of five structural bays and is two-stories in height. Beginning at the building's northeast corner, the first structural bay features an arched vehicular entrance at the basement level with a non-historic metal roll-up door. The floor above features a large Tudor-arched window. The next structural bay is wider and features a row of three casement windows at the basement level and a large Gothic pointed-arch stained glass window with twelve lights located on the floor above. The windows are flanked by brick buttresses and capped with a gabled parapet that features a lancet window. Moving west along the north elevation the next two structural bays are identical. They feature casement windows at the basement level with Tudor-arched above. The bays are separated by brick buttresses. The westernmost structural bay on the north elevation features a large lancet window flanked by brick buttresses and capped with a gabled parapet that contains three small lancet windows.

The building's east and south elevations are largely hidden from public view. They generally feature common red brick cladding, contemporary replacement arched windows, and brick buttresses. These elevations feature much less ornamentation and are generally utilitarian in nature.

Pre-Existing Historic Rating / Survey

The subject property is included on the Department's 1976 Architectural Survey, page 282 of the *Here Today* Survey, and the City's Unreinforced Masonry Buildings Survey. The property is also a contributor to the "Inner Mission North Boulevards and Alleys Reconstruction District," located within Area 4A of the Inner Mission North Survey Area. The building is considered a "Category A" property (Known Historic Resource) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) because it is listed on adopted surveys and determined individually eligible for listing on the National Register.

Neighborhood Context and Description

The subject property is located in the Mission Dolores neighborhood which is named for the Mission Dolores. Founded in 1776 and originally named Mission San Francisco de Asis, the

mission is one of twenty-one missions established by the Franciscans in California as a way to convert the indigenous people to Catholicism and create a population that was loyal to the Spanish crown. The missions were unkind to the indigenous people as many were forced into labor and forced to suppress their culture. Their exposure to the Spanish colonists also exposed them to foreign diseases that decimated their population. Mission Dolores was abandoned in the 1820's as many of its inhabitants were transferred to Mision San Rafael Arcangel.

In 1810, Mexico rebelled against Spanish rule, finally winning its independence in 1821 becoming a federal republic. Mexico opened up California to trade and settlement and eventually took the mission lands from the Catholic Church and began redistributing them to Mexican citizens. From 1834 onward, the lands of Mission Dolores were carved up into ranchos and granted to Mexican citizens. The ranchos were primarily used for cattle grazing though commerce was burgeoning a few miles away in Yerba Buena. Recognizing the commercial possibilities in the San Francisco Bay Area and fearing that it could fall into the hands of its enemies, the American government attempted to buy the lands from Mexico. Attempts to buy the lands failed and in 1846 war broke out between the United States and Mexico. After a year-and-a-half of fighting, the United States and Mexico signed the Treaty of Guadalupe Hidalgo whereby Mexico ceded their northern territory to the United States for \$15 million.

The population of San Francisco dramatically increased with the discovery of gold in the California foothills. However, the Mission Dolores neighborhood was increasingly becoming one of refuge for the remaining Mexican families who were economically, culturally, and politically marginalized in the development of San Francisco. Many of the Mexican land holdings in the Mission Valley were bought by speculative Anglo-Americans who foresaw prosperity in development. The neighborhood remained unplatted well after surrounding areas such as Horner's Addition and Potrero Nuevo had been platted. Based upon early maps, 601 Dolores Street was located near the northeast boundary within Horner's Addition. By the 1860s, resolution of public and private land claims through the legal system facilitated implementation of an orderly street grid and residential subdivision. With this, the Mission Dolores neighborhood began to take on a more urban form. The population of Mission Valley exploded after from 1860 to 1880 when transit lines were extended into the area along Mission and Valencia Streets and streets were graded. During this time most of the remaining Mexican adobe structures were demolished and replaced by modest Victorian structures but Mission Dolores remained. In 1858, then President Buchanan gave Mission Dolores along with eight acres that surrounded it to the Archdiocese of California. The Archdiocese sold much of the land for development, retaining only the block that contained the Mission. In the 1870's the Archdiocese built St. Francis Catholic Church at the corner of Dolores and 16th Streets.

Population pressures and land scarcity compelled the San Francisco government in 1880 to pass an ordinance banning cemeteries within the city's boundaries. Consequently, in 1888 Emanu-El and Sherith Israel congregations which operated a cemetery on Dolores Street established a new, seventy-three acre cemetery in the farming town of Colma in San Mateo County, just outside San Francisco's city limits. By 1896, the cemetery had been completely removed from Dolores Street and in 1905 it was replaced by Mission Park, known today as Dolores Park.

No sooner was the park completed that the City was nearly destroyed by the Great 1906 Earthquake which killed over 3,000 San Franciscans and left over 200,000 homeless. Many of the

people left homeless by the earthquake took refuge in local parks and open space, including the newly created Mission Park.

The demographics of Mission Dolores rapidly changed during the neighborhood's reconstruction period (1906 – 1918) as many Irish refugees from the South of Market neighborhood settled in the neighborhood. Many churches that were located in the South of Market neighborhood were also destroyed and when those displaced congregations decided to rebuild they located near their parishioners which led to several new churches along Dolores Street. Dozens of churches made the move to the Mission District. Mission Congregational Church at 601 Dolores Street was constructed during this period.

601 Dolores Street is located on southeast corner of Dolores and 19th Streets, across the street from Dolores Park. The immediate neighborhood is primarily residential with a few institutional uses and mixed-use buildings located on prominent corners along Dolores and Guerrero Streets. The neighborhood is characterized by three- and four-story, multi-unit, Edwardian, residential buildings from the reconstruction period following the Great Earthquake of 1906. The property is located within the Mission Dolores Historic District.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: (1910 and 1931)	Period of Significance: (1906 – 1918) Inner Mission North Boulevards and Alleys Reconstruction Historic District; (unknown) Dolores Street Discontinuous District of Religious Buildings ☒ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted a Historical Resource Evaluation prepared by Christopher VerPlanck of VerPlanck Historic Preservation Consulting, prepared November 2011 and revised February 2012. Based upon information found in the Historical Resource Evaluation and found within the Planning Department's background files, Preservation staff finds that the subject property is eligible for inclusion on the California Register individually and as a contributor to an identified historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

601 Dolores Street was constructed during the Mission District's reconstruction period (1906 – 1917) following the Great Earthquake of 1906. In April 2011, the Planning Department determined the property eligible under this criterion as part of the Inner Mission North Boulevards and Alleys Reconstruction Historic District with a period of significance of 1906 – 1917. The property is also significant for its association with several churches that relocated churches along Dolores Street after the Great Earthquake of 1906, the period of significance for this district is unknown but it extends from along Dolores Street from 15th Street to 20th Street. Under this criterion, the property is eligible for the California Register as a contributor to two California Register-eligible historic districts.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records failed to indicate that the subject property is associated with the lives of persons important in our local, regional or national past that would make it eligible for listing under this criterion.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject building is a good example of an Edwardian Era church designed in the Gothic Revival style. Distinctive exterior characteristics include its crenellated tower, Tudor arched and lancet windows, buttresses with caps, brick cladding, and complex and steeply pitched roof. Distinctive interior features include the sanctuary space, Gothic columns, Tudor arched openings, redwood paneling, stenciled ceiling work, and division of space. The property possesses high artistic values and is a good example of its type.

The building was designed by Francis W. Reid for the Mission Congregational Church. Mr. Reid was a locally significant architect having designed two Carnegie libraries, eleven schools, 26 churches, and more than 500 dwellings and commercial structures primarily in the Bay Area. Mr. Reid, worked both independently and with the firm of Meeker and Reid. His church buildings include commissions in San Francisco, Concord, Livermore and Porterville, CA. He began his career designing large Queen Anne houses for prominent residents of the Santa Clara Valley, including the famous Coggeshall Mansion in Los Gatos. He also had many residential commissions in Piedmont, Berkeley, San Francisco and San Jose, CA. Mr. Reid was born in Canada in 1863 and obtained a Certificate in Architecture in 1910 from the University of the Pacific.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

The subject property is likely to yield important information to our history since it is located in near Mission Dolores. However, the proposed project would not disturb the property's soils.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The exterior of 601 Dolores Street has undergone very few alterations and has very good historic integrity. Exterior alterations include replacement of louvers within the tower openings with glazing, replacement of windows on the east and south elevations with compatible replacements, and removal of chimneys. The interior of 601 Dolores Street has undergone more changes as a result of its conversion to a single-family dwelling in 2008. The sanctuary was left unchanged but the Sunday school wing was more extensively remodeled. Within the Sunday school wing partitions were moved and original finishes were removed. Overall, the interior retains good historic integrity.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Character defining features of the 601 Dolores Street that must be retained include but are not limited to:

Exterior

- Rubbed brick cladding at the street facing elevations.
- All Gothic and Tudor moldings.

- Brick buttresses with caps.
- Complex and steeply pitched gabled roof.
- All windows, doors, and other openings.
- Tower element with crenellated parapet.

Interior

- Division of spaces into basement, Sanctuary, and Sunday school wing.
- Hardwood flooring.
- Redwood wainscoting and paneling.
- Tudor and Gothic columns in the sanctuary.
- Tudor and Gothic arches in the sanctuary.
- Stenciled ceilings in the sanctuary and vestibule.
- Most of the light fixtures.
- All doors (paneled and overhead).
- Plaster walls and ceilings.
- Exposed wood trusses.
- Door and window trims.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
 - ☒ Contributor to two eligible Historic Districts
 - ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *smia* Date: 3/20/2012
Tina Tam, Senior Preservation Planner

PART II: PROJECT EVALUATION

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: July 8, 2011; prepared by Jensen Architects

Project Description

The proposal is for Children's Day School of San Francisco to convert the church at 601 Dolores Street from a single-family dwelling into a private school housing 200 middle-school students. Exterior tenant improvements include converting a garage entrance on 19th Street into a primary pedestrian entrance, adding a roof deck to the southeast corner of the building, and adding an elevator penthouse along the eastern edge of the building. Interior tenant improvements includes a complete seismic retrofit, partitions for 10 new classrooms, 7 administrative offices, 3 student and faculty lounges, 2 new interior stairways (including one that would be located within the tower), one elevator, 5 restrooms, and convert the sanctuary space into a multi-purpose space, create ADA ramps within the Dolores Street entry hall and the sanctuary's northern side aisle, and create a full second floor level within the Sunday school wing of the building. The project would add approximately 1,000 square-feet of occupiable space within the existing 17,106 square-foot building.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant report:

- ☐ Prepared November 2011 and revised February 2012, by Christopher VerPlanck of VerPlanck Historic Preservation Consulting, for 601 Dolores Street.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project will not have a significant adverse impact on 601 Dolores Street, a known resource that is

listed in Here Today, the Department's 1976 Architectural Survey, the Department's Unreinforced Masonry Building Survey, and been deemed eligible for the California Register of Historical Resources individually and as a contributor to the "Inner Mission North Boulevards and Alleys Reconstruction District."

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the Secretary's Standards:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project would convert the subject property a former church that is currently used as a single-family dwelling, into a school. To accommodate this new use, the project would rehabilitate the exterior of the subject building and to a greater extent, the interior. However, the conversion would preserve most of the church's character defining interior features. The sanctuary, the most notable interior space and its volume and detail would be preserved as the space is converted into a multi-purpose space. The spaces that would be more heavily altered, basement and Sunday school wing, would accommodate the school's more programmatic space. The sponsor has submitted a protection, reuse, and salvage plan for the building's interior character-defining features so that they get preserved and reused where possible. Where removal of historic materials is required within the sanctuary they will be reinstalled based upon documentation.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

Exterior tenant improvements include converting a garage entrance on 19th Street into a primary pedestrian entrance, adding a roof deck to the southeast corner of the building, and adding an elevator penthouse along the eastern edge of the building. The roof deck and the elevator penthouse will not be visible from the street.

The interior of the building is divided into three sections: the basement, the sanctuary (nave), and the Sunday school wing. The sanctuary is the main and most character-defining interior space. Its interior volume, stenciled ceiling work, and interior wood finishes will all be preserved. The alterations within the Sunday school wing will be set back from the arches and columns that frame the sanctuary space. The basement is utilitarian and lacks the finishes and details of the floors above and thus was determined not to contain character-defining space or features. The Sunday school wing does contain character-defining finishes and detailing but the space itself was determined to be second in importance to the sanctuary space. Furthermore, the Sunday

school wing has already experienced several alterations as part of the building's 2008 conversion into a single-family dwelling. It will be further altered to accommodate three classrooms, bathrooms, and student lounge space. A new floor will also be inserted into the space, eliminating its two-story volume.

The Department disagrees with the consultant's conclusion that the proposed alterations do not comply with Standard 2. The Sunday school wing is the building's most compromised interior space and it is not the primary character-defining interior space and thus further alteration to the space would not alter the building's interior character. Some of the original materials that remain in the Sunday school wing would be removed and some would be reused within the altered space under the sponsor's protection, reuse, and salvage plan. The wood floors would remain and some of the wood doors and wainscoting would be reused.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be somewhat contemporary in character. On the exterior, new pedestrian doors would be compatible with the character of the building.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The project would remove a stained glass window from the north side of the sanctuary space but the window in question was installed at an unknown time after 1931 and has not garnered significance in its own right.

Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project would not substantially alter the exterior of the building. The project would not remove features or finishes that characterize the basement.

The building's seismic upgrade would necessitate removal of interior wall finishes in the sanctuary space. The wall features would be documented and reinstalled over the new shear walls. Within the Sunday school wing, interior wall finishes and doors would be removed and reused elsewhere where feasible pursuant to the sponsor's protection, reuse, and salvage plan for the building. A secondary stairway in the Sunday school wing would also be removed and the space would lose its two-story volume. The historic entry hall in the Sunday school wing would be preserved with its floor being ramped for ADA accessibility. Since the stair to be removed is secondary and hidden behind doors it is not considered a distinctive feature. The original plaster wall finishes in the Sunday school wing have already been compromised. The wood doors and wainscoting are the only character-defining historic materials in the Sunday school wing and they will be documented and reused where possible, primarily on the new walls on the south side of the sanctuary.

For these reasons the proposed project complies with Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The building's exterior and interior features are in good condition and do not require repair or replacement.

Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The existing building is relatively clean and does not require chemical or physical treatments.

Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project would not disturb subsurface soils.

Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Exterior tenant improvements include converting a non-historic garage entrance on 19th Street into a primary pedestrian entrance, adding a roof deck to the southeast corner of the building, and adding an elevator penthouse along the eastern edge of the building. The roof deck and the elevator penthouse would not be visible behind the building's gabled roof.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Exterior tenant improvements include converting a garage entrance on 19th Street into a primary pedestrian entrance, adding a roof deck to the southeast corner of the building, and adding an elevator penthouse along the eastern edge of the building. The proposed change to the garage entrance would bring the building closer to what it was originally. The proposed roof deck and elevator penthouse could easily be removed in the future and the essential form and integrity of the property would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The project would not make any substantial changes to the exterior of the building or any significant changes to the character-defining features on the interior of the building. As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 3/20/2012
Tina Tam, Senior Preservation Planner

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Don Lewis, Environmental Planner





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 32 Ellet St.	BLOCK/LOT(S) 5709/019
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CASE NO. 2012.0026E	PERMIT NO.	PLANS DATED
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- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

GOVERNMENT
DOCUMENTS DEPT

APR 26 2012

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NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

Re

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- ☒ Project is **not listed:**
GO TO STEP 5
- ☐ Project **does not conform** to the scopes of work:
GO TO STEP 5
- ☐ Project involves **4 or more** work descriptions:
GO TO STEP 5
- ☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated: 4/17/12

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

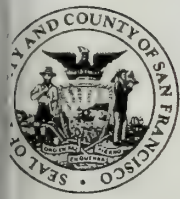
☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2012.0026E
Project Address: 32 Ellert Street
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 5709/019
Date of Review: April 19, 2012 (Part 1)

Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org

Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1908, 32 Ellert Street is a two-story, single-family, wood-frame residence located in the Bernal Heights neighborhood. This residence appears to have been altered from its original form, and features a few eclectic features, including a hip roof, a hipped roof dormer, and an entry staircase with turned wood posts. Other building features include a stucco exterior, wood-sash windows, and a prominent picture window.

The subject property is located on a rectangular lot measuring approximately 25 ft x 87.5 ft on the south side of Ellert Street between Bocana and Bennington Streets. The property is located within RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register. Therefore, the building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1908).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along Ellert Street is varied in neighborhood character and consists largely of two- and three-story single- and multi-family residences largely constructed between the 1900 and 1910.

Around the corner from the subject property, there are a few properties, which were constructed in the 1960s. The surrounding area features a mix of architectural styles, including Stick-Eastlake, Queen Anne, Italianate, Edwardian-era, and Craftsman. The subject property is located in close proximity to Holly Park. No other designated or surveyed historic districts are located within the vicinity of the subject property.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Department staff finds that the subject property at 32 Ellert Street is not eligible for inclusion in the California Register of Historical Resources (California Register). To assist in the evaluation of the subject building, the Project Sponsor has submitted a Supplemental Information Form for Historical Resource Evaluation, prepared by Tim Kelley Consulting (dated December 2011).

Based on the following criteria, the subject property is not eligible for listing in the California Register of Historical Resources:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1908, the subject building at 32 Ellert Street was designed as a single-family residence in the Bernal Heights neighborhood by the Western Development Company. The first occupant of the property was William J. Estelita, who worked at D.N. & E. Walter Co. (carpet and furnishing wholesaler), and later purchased the property in 1915. According to the 1915 Sanborn Fire Insurance Maps, the subject property is shown as a one-story-over-basement, single-family dwelling with a small front porch, a one-story rear porch, and an angled bay window. By 1950, Sanborn Fire Insurance Maps show the subject property in the same configuration, as do the 1998 Sanborn Fire Insurance Maps. Based upon this information and the consultant report, the subject property at 32 Ellert Street has functioned as either a single-family residence or a rental property for the majority of its history.

32 Ellert Street is one of many single-family residences which developed in the Bernal Heights neighborhood. The Bernal Heights neighborhood is roughly defined by Cesar Chavez Boulevard (formerly Army Street) to the north, Mission Street to the west, the 101 Freeway to the east, and the I-280 Freeway to the south. In the mid-to-late 19th century, the Bernal Heights neighborhood was largely rural cow pastures farmed by Swedish, German and Irish immigrants. In 1860, a railroad and horsecar line linked the neighborhood to the rest of the City and sparse residential development occurred—largely consisting of one- and two-story single-family and two-family dwellings, interspersed with occasional neighborhood-serving, ground-floor retail stores. After the 1906 Earthquake and Fire, Bernal Heights was spared from the nearby devastation, due to its topography and geology (being constructed on bedrock). Bernal Heights played a role in the reconstruction efforts, since nearby Precita Park was used as an earthquake refugee camp. After 1906, many of the nearby residences were constructed from the bones of the earthquake refugee shacks. The reconstruction effort associated with the 1906 Earthquake and Fire did spur residential development in Bernal Heights, particularly between 1906 and 1910. Bernal Heights saw a large boom in residential development with several new single- family and two-family dwellings being constructed within the area to the north of the subject property, particularly around Precita Park. As noted by one author, over 600 residences were constructed in the year after the 1906 Earthquake and Fire.¹ Additional residential development occurred with the extension of a streetcar line down Mission Street along Cortland Avenue. By the 1930s, Bernal Heights had been largely developed with one- and two-family residences. Subsequently, the Bernal Height neighborhood did experience other notable events, including: the construction of the freeways in the late 1940s and early 1950s; the threat of redevelopment in the 1960s; the development of the Bernal Heights Neighborhood Center in 1978; and the development of Cortland Avenue as the commercial hub of the neighborhood.

Although, the subject property is one of the earlier properties within the surrounding Bernal Heights neighborhood, it does not appear to have associations with any early significant developers, nor it is an outstanding or rare example of a particular building type. Based upon this history and the consultant report, 32 Ellert Street is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or

¹ Bernal History Project, *Images of America: San Francisco's Bernal Heights* (Arcadia Publishing, 1907) Pg. 8.

the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Subsequent to the Western Development Company and the William J. Estelita, 32 Ellert Street was owned by several different individuals and families, including: Joseph B. Salcido (1923 to 1949); George C. and Helen A. Tucker (1949 to 1959); Richard D. Modolo (1959); Jack R. and Elaine G. Ott (1959 to 1962); Antonio M. and Francesca B. Bajala (1962 to 1966); Pio C. and Angelita A. Cape (1966 and 1979); Manuel Harrison (1979); Mark and Anne Pearson, Beth C. Newman, and Jack and Jane Teasley (1979-1981); Beth Newman (1981); Gary R. and Sandra R. Flatt (1981 to 1987); Lisa M. Brenner (1987 to 2003); Cedric and Deniau and Paola Aliverti (2003 to 2006); and Thayer Gowdy (2006 to Present). None of these individuals appear to be important to local, regional or national history.

Based on the consultant report and Planning Department records, no persons of known historical significance appear to have been associated with the subject building; therefore, 32 Ellert Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1908, 32 Ellert Street is a two-story, wood frame, single-family residence that appears to have been altered from its original appearance. The original architect and contractors are unknown. The building features stucco exterior, wood windows, and a hip roof distinguished by a small hip roof dormer.

Based on the information provided in consultant report and Planning Department records, 32 Ellert Street is not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As a single-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a single-family residence, and does not embody any notable characteristics, which distinguish the building as historically significant. No architect was uncovered.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 32 Ellert Street is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 32 Ellert Street was determined not to meet any of the aforementioned California Register significance criteria, an analysis of integrity was not conducted.

Since its initial construction as a single-family residence, the subject property has had several major alterations. The documented alterations include: stucco cladding (1936); install a new window in bedroom on west side (1949); interior alterations and enlarging existing window to 40 sq ft (1950); remove stucco railing and install new railing (1994); and, interior alterations (2007 and 2008).

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 32 Ellert Street was determined not to meet any of the aforementioned California Register significance criteria, an analysis of the character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-Contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____



Tina Tam, *Senior Preservation Planner*

Date: 4/20/2012

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team

RS: G:\Documents\Environmental\2012.0026E 32 Ellert St\HRER_32 Ellert St_2012-04-19.doc

IMAGES



32 Ellert Street
(Source: Google Maps, Accessed April 18, 2012)





SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
RECEIVED

JAN 25 2012

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

[Signature]
2012.0100E

For Staff Use Only) Case No.

Date:

1/23/12

Address:

1973 FILBERT ST

Block/Lot:

0531-022

SAN FRANCISCO
PUBLIC LIBRARY

MAY 30 2012

DOCUMENTS DEPT

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	1973 Filbert Street LLC.	Telephone No.	415-626-8868
Address	297c Kansas Street	Fax. No.	415-626-8936
	San Francisco, CA 94103	Email	john@novadesignsbuils.com
Project Contact	Fabien Lannoye	Telephone No.	415-626-8868 ext 5#
Company	Nova Designs Builds	Fax No.	415-626-8936
Address	297c Kansas Street	Email	fabien@novadesignsbuils.com
	San Francisco, CA 94103		

Site Information

Site Address(es):	1973 Filbert Street		
Nearest Cross Street(s)	Buchanan Street and Laguna Street		
Block(s)/Lot(s)	0531 / 022	Zoning District(s)	RH-2
Site Square Footage	4,112.5 Sq. Ft.	Height/Bulk District	40-X

Present or previous site use _____
Community Plan Area (if any) _____

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe) _____	Estimated Cost	\$ 950,000	

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.
Demolish existing single family residence and rear garage/studio.
Propose new single family residence, 3 Story over Basement.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,741	0	4,675	4,675
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	600	0	911	911
Other (specify use)	0	0	0	0
Total GSF	2,341	0	5,586	5,586

Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	0	2	2
Loading spaces	0	0	0	0
Number of buildings	2	0	1	1
Height of building(s)	31'-7"	0	39'-0"	39'-0"
Number of stories	2	0	3+B	3+B

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW Class 1 and 3 (15304 and 15303)(6)
 1) Demolition of one single-family residence; and 2) construction of a multi-family structure.

Shelley Carter 5/18/12
 Approved Shelley Caltagirone



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date: May 11, 2012
Case No.: 2012.0100E
Project Address: 1973 Filbert Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0531/022
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date of Review: May 11, 2012 (Part I)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject parcel is located on the south side of Filbert Street between Laguna and Buchanan Streets on a 4,112 sf lot near the boundary between the Cow Hollow and the Marina neighborhoods. The single-family residence is located in a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The building was constructed in 1877 in the Italianate style for Michael G. Reddy. The two-story, single-family house is located on a level lot and is set back from the front property line allowing for a walled landscape area beneath the bay. The building is also separated from the building on the east by a driveway which leads to a one-story, wood-frame, free-standing outbuilding. The building is clad in stucco and is capped with a gable roof.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The property is considered a Category B property (Requires Further Consultation and Review) for the purposes of the California Environmental Quality Act (CEQA) due to its age (built 1877).

Neighborhood Context and Description

The subject property is most closely associated with the historic context of the Cow Hollow neighborhood. The Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Until the 1870s, the area was comprised mainly of dairy farms, grazing land, and windswept dunes, with a few wealthy vacation homes scattered throughout, largely in the eastern portion of the neighborhood. Beginning in the 1870s, this portion of San Francisco began to develop from farmland and open space to a residential area.

By the late 1880's Cow Hollow was well known as one of the City's most fashionable neighborhoods. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Several prominent San Franciscans' had homes in the area, such as Frank Pixley, William McElroy, and

Mayor Ephriam Burr. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes were demolished to make way for larger apartment-style buildings and extravagant homes. The area was not greatly affected by the 1906 earthquake and has continued to be a residential enclave surrounded by commercial streets such as Union, Fillmore, and Lombard Streets.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

<i>Individual</i>	<i>Historic District/Context</i>
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Research discussed below indicates that the building does not appear eligible for listing on the California Register of Historical Resources and cannot be considered a historic resource per the CEQA Guidelines either as an individual resource or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property does not appear eligible for listing individually or as a contributor to a historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. The subject building was constructed in 1877 as the home of a Michael Reddy, a dairy worker. In 1879, there were 259 milkmen and dairymen listed in the City Directory, making the property one of many residences indirectly associated with the dairy industry. No dairy operations appear to have occurred at the site. As such, the property does not appear to be eligible for listing for an association with the development of the dairy industry in San Francisco. Furthermore, there does not appear to be any relationship to a specific pattern of development in the neighborhood to constitute a California Register-eligible historic district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research does not indicate that 1973 Filbert Street is associated with the lives of important persons in our past. Michael Reddy, whose biography and family information is recorded by Anne Bloomfield, is not an individual important to the history of San Francisco or California.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The building at 1973 Filbert Street does not represent the work of a master or possess high artistic value. While the building dates from the early settlement period for Cow Hollow, the property does not embody the distinctive characteristics of a type, period, region, or method of construction. The Italianate building no longer retains its wood siding, window and door surrounds, ornamentation or cornice, all of which are character-defining features of this building type and period. Without these design elements, the building is not eligible for listing under Criterion 3. Furthermore, the property does not appear to contribute to a potential California Register-eligible historic district. The area in the immediate vicinity does not contain a significant concentration of historically or aesthetically unified buildings. The area contains a variety of residential buildings that have been constructed over a broad time period. The variety of building dates and styles do not relate cohesively as a historic district. As such, it does not appear that a potential California Register-eligible historic district exists in the immediate area.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The property is not associated with any period of significance; therefore a discussion of historical integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that

enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The property has not been found to be historically significant; therefore a discussion of character-defining features is not applicable.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 5/13/2012



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
125 College Ave	4692/025

CASE NO. 2012.0040 E	PERMIT NO.	PLANS DATED
-------------------------	------------	-------------

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

RB

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* **9. Reclassification of property status to Category C**

a. Per Environmental Evaluation, dated:

4/23/12

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Rich Sore

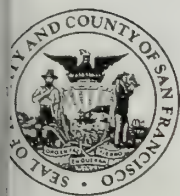
Print Name

Rich Sore

Date

5/22/12

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2012.0040E
Project Address: 125 College Avenue
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 6692/025
Date of Review: April 23, 2012 (Part 1)

Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org

Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1907, 125 College Avenue is a one-story-over-basement, single-family, wood-frame residence located in the Bernal Heights neighborhood. This residence features a hip roof, an enclosed porch, and a wood entry stairway. Other building features include a wood siding, wood-sash windows, and a small wood canopy over a ground floor entry.

The subject property is located on a rectangular lot measuring approximately 25 ft x 95.75 ft on the north side of College Avenue between St. Mary's Avenue and Mission Street. The property is located within RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register. Therefore, the building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1907).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along College Avenue is varied in neighborhood character and consists largely of two- and three-story single- and multi-family residences largely constructed between 1900 and 1910. The

surrounding area features a varied mix of architectural styles primarily from the Edwardian-era. No other designated or surveyed historic districts are located within the vicinity of the subject property.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Department staff finds that the subject property at 125 College Avenue (also addressed as 72 College Avenue) is not eligible for inclusion in the California Register of Historical Resources (California Register). To assist in the evaluation of the subject building, the Project Sponsor has submitted a Supplemental Information Form for Historical Resource Evaluation, prepared by the property owner, Andrew Shen.

Based on the following criteria, the subject property is not eligible for listing in the California Register of Historical Resources:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1907, the subject building at 125 College Avenue was designed as a single-family residence in the Bernal Heights neighborhood by the original owner, Eugene Flanders, who is also listed as the architect and builder. According to City Directories, Eugene Flanders worked as a carrier for the

post office, and lived with his wife, Ella, at the subject property, which was addressed at the time as 72 College Avenue. The addresses along this portion of College Avenue changed in response to the development of nearby St. Mary's Park in the mid-1920s.

The original building permit describes the subject property as a one-story, wood-frame residence measuring 24 ft wide by 38 ft long by 19 ft tall. 125 College Avenue had a concrete foundation, was clad in rustic wood siding and shingles, and had a shack at the rear of the lot. This shack may have been an earthquake refugee shack; however, no information is available on this structure and it has since been demolished. The description of the property in the original building permit is substantiated by the Sanborn Fire Insurance Maps. According to the 1915 Sanborn Fire Insurance Maps, the subject property is shown as a one-story-over-basement, single-family dwelling with a small front porch, a one-story rear porch, and a rear staircase. The shack identified on the building permit does not appear in the 1915 Sanborn Fire Insurance Map. By 1950, Sanborn Fire Insurance Maps show the subject property in the same configuration, but without the rear staircase. In 1998, the Sanborn Fire Insurance Maps show the property in the same configuration as was documented in 1950. Based upon this information and the supplemental report, the subject property at 125 College Avenue has functioned as either a single-family residence or a rental property for the majority of its history.

125 College Avenue is one of many single-family residences which developed in the Bernal Heights neighborhood. The Bernal Heights neighborhood is roughly defined by Cesar Chavez Boulevard (formerly Army Street) to the north, Mission Street to the west, the 101 Freeway to the east, and the I-280 Freeway to the south. In the mid-to-late 19th century, the Bernal Heights neighborhood was largely rural cow pastures farmed by Swedish, German and Irish immigrants. In 1860, a railroad and horsecar line linked the neighborhood to the rest of the City and sparse residential development occurred—largely consisting of one- and two-story single-family and two-family dwellings, interspersed with occasional neighborhood-serving, ground-floor retail stores. After the 1906 Earthquake and Fire, Bernal Heights was spared from the nearby devastation, due to its topography and geology (being constructed on bedrock). Bernal Heights played a role in the reconstruction efforts, since nearby Precita Park was used as an earthquake refugee camp. After 1906, many of the nearby residences were constructed from the bones of the earthquake refugee shacks. The reconstruction effort associated with the 1906 Earthquake and Fire did spur residential development in Bernal Heights, particularly between 1906 and 1910. Bernal Heights saw a large boom in residential development with several new single-family and two-family dwellings being constructed within the area to the north of the subject property, particularly around Precita Park. As noted by one author, over 600 residences were constructed in the year after the 1906 Earthquake and Fire.¹ Additional residential development occurred with the extension of a streetcar line down Mission Street along Cortland Avenue. By the 1930s, Bernal Heights had been largely developed with one- and two-family residences. Subsequently, the Bernal Heights neighborhood did experience other notable events, including: the construction of the freeways in the late 1940s and early 1950s; the threat of redevelopment in the 1960s; the development of the Bernal Heights Neighborhood Center in 1978; and the development of Cortland Avenue as the commercial hub of the neighborhood.

¹ Bernal History Project, *Images of America: San Francisco's Bernal Heights* (Arcadia Publishing, 1907) Pg. 8.

Although, the subject property is one of the earlier properties within the surrounding Bernal Heights neighborhood, it does not appear to have associations with any early significant developers, nor it is an outstanding or rare example of a particular building type. Based upon this history and the supplemental report, 125 College Avenue is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Subsequent to Eugene Flanders, 125 College Avenue was owned by several different individuals and families, including: Alvin and Margaret Morgan (1927-1928); Percy and Lucie Crouch (1928-1938); Juliette Boutonnet (1938-1952); Charles and Sadie Thorpe (1952-1954); William and Alma Samuelson (1954-1974); Jeanne Nevotti (1974-2001); Alfredo and Gloria Rodriguez (2001-2007); and, Lee Yee Sin (2007 to Present). None of these individuals appear to be important to local, regional or national history.

Based on the supplemental report and Planning Department records, no persons of known historical significance appear to have been associated with the subject building; therefore, 125 College Avenue is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1907, 125 College Avenue is a one-story-over-basement, wood frame, single-family residence that is designed in a simple Edwardian-era architectural style. As noted on the building permit, the original architect and builder was the original owner, Eugene Flanders. The building features wood siding, an enclosed porch with wood windows, and a hip roof. The building appears to have been somewhat altered from its original design.

Based on the information provided in supplemental report and Planning Department records, 125 College Avenue is not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As a single-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a single-family residence, and does not embody any notable characteristics, which distinguish the building as historically significant. Eugene Flanders does not appear to be a master architect or builder.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 125 College Avenue is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion

typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 125 College Avenue was determined not to meet any of the aforementioned California Register significance criteria, an analysis of integrity was not conducted.

Since its initial construction as a single-family residence, the subject property has had only a few documented alterations, including: installation of asbestos siding (1950), and re-roofing (1992). The subject property has also had a number of alterations, which are apparent based upon visual inspection, but have not been documented in building permits, including: enclosing the front porch (unknown), development of the ground floor into residential space (unknown), and demolition of the shack in the rear yard (estimated between 1907 and 1915).

Step C: Character-Defining Features

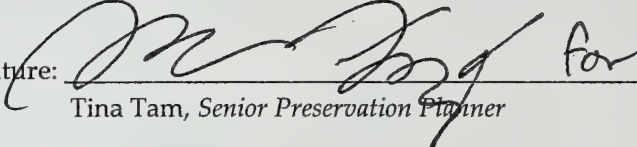
If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 125 College Avenue was determined not to meet any of the aforementioned California Register significance criteria, an analysis of the character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-Contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature:  for
Tina Tam, Senior Preservation Planner

Date: 5/17/12

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team

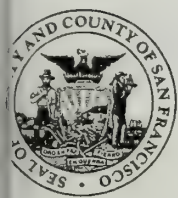
RS: G:\Documents\Environmental\2012.0040E 125 College Ave\HRER_125 College Ave_2012-04-23.doc

IMAGES



125 College Avenue
(Source: Google Maps, Accessed April 23, 2012)





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.0692E
Project Title: 1621-25 Hayes Street
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1207/033
Lot Size: 2,500 square feet
Project Sponsor: Johanna Street
(415) 287-4143
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucre@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on a block bounded by Hayes, Lyon, Central, and Fell Streets in the North of the Panhandle neighborhood, which is part of the larger Haight-Ashbury District. The subject property contains approximately 3,852 sf, and is approximately 39 ft 10 in tall. The proposed project includes installation of a new garage entry at the east side of the basement level, and excavation of the basement level for use as an off-street private automobile parking. As proposed, the installation of the new garage would involve: removal of the bottom portion of the existing rounded bay window and exterior wall; raising the subject property by approximately seven inches; and, installation of new garage doors and a replacement pedestrian service door. This new garage door and service door would be located in the same plane as the front walls. The project would also include excavation for a new sunken driveway.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a)]

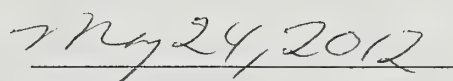
REMARKS:

See Reverse Side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, because it is an individually-eligible for listing, and is a contributing resource to a historic district eligible for listing in the California Register of Historical Resources (California Register). Constructed in 1904, 1621-25 Hayes Street is individually eligible under California Register Criterion 3 (Architecture) as possessing high artistic values; specifically, the subject property is an example of an "eclectic" architectural style, which is not commonly found across San Francisco. Further, 1621-25 Hayes Street is significant as part of the eligible "North of Panhandle/West of Divisadero" Historic District, which is significant under California Register Criterion 3 (Architecture) for the high concentration of properties, which embody the distinctive characteristics of a type, period, and region; specifically, this district is notable for the high number of residential "flats" constructed between the 1870s and 1910s, which exhibit Victorian-era and Edwardian-era architectural styles. Therefore, 1621-25 Hayes Street is categorized as a "Category A – Historical Resource" pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Properties designated as "Category A" are considered historical resources for the purposes of CEQA (See Attached - Historic Resource Evaluation Response (HREER)).

Constructed in 1904, 1621-25 Hayes Street is a three-story-over-basement, wood-frame, three-family flat with a concrete foundation, flat roof, and an "eclectic" architectural character, consisting of Classical Revival, Craftsman, Moorish, and Tudor Revival stylistic elements. The character-defining features of the subject property include: the "eclectic" architectural character with Classical Revival, Craftsman, Moorish Revival, and Tudor Revival stylistic influences; three-story massing with the third-story that projects over the lower stories; rusticated base and smooth exterior walls; arched walk-up main entry with decorative uneven brick surround and glazed wood entry doors; curved bay window that extends from grade through the second story and decorated with a denticulated cornice and wreath ornament; decorative balcony at the third story, suspended by chains that issue from "lion head" ornaments; and roofline consisting of a pent-roof cornice with rafter tails and curved brackets.

The major components of the proposed project include: insertion of a parking garage and raising the subject property by seven inches. The height of the subject property would be raised from 31 ft 10 in to 32 ft 5 in. The project would increase the square footage of the subject property and would create approximately 1,111 sq ft of new space for parking.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:

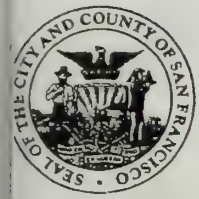
- The proposed project would retain the historic character of the residence, and would not impact its eligibility for listing in the California Register of Historical Resources. The exterior character-defining features of the residence would be retained and preserved, including, but not limited to, the stucco exterior, curved bay window, and "eclectic" architectural elements.

- Exterior alterations are compatible with the subject property and the surrounding eligible historic district, and are clearly differentiated from historic fabric.
- The proposed project maintains the historic integrity of the subject property and the integrity of the surrounding eligible historic district.

The proposed project would insert a new garage and complete exterior alterations in support of raising the overall height of the existing building by seven inches. CEQA State Guidelines Sections 15301(a), or Class 1, provides an exemption from environmental review for interior and exterior alterations. Therefore, the proposed project would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Sections 15301(a), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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Project Address: 1621-1625 Hayes Street
Block/Lot: 1207/033
Case No.: 2011.0692E

Date of Review: August 22, 2011 (Part I and II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 1621-1625 Hayes Street is a three-family "flats" building that was constructed in 1904, according to research that was conducted by the Project Sponsor. The San Francisco Assessor lists the "year built" as 1905, which is probably the initial year that the property was included in the City and County tax rolls. 1621-1625 Hayes Street is a three-story-over-basement, wood-frame structure with a concrete foundation and a flat roof, exhibiting an "eclectic" architectural character that includes elements of Classical, Craftsman, Moorish, and Tudor stylistic influences. Architectural features of the subject building include: three-story massing; third story that projects over the lower stories; rusticated base; smooth exterior walls; an arched walk-up main entry with decorative uneven brick surround that appears to evoke foliation; glazed wood entry doors; a curved bay window that extends from grade through the second story, decorated with a denticulated cornice and a wreath ornament; double-hung windows with wood sash; decorative leaded pattern in the top lights of the third story windows; triangular and flat carved brackets below the third-story overhang; decorative balcony at the third story, suspended by chains that issue from "lion head" ornaments; and a roofline consisting of a pent-roof cornice with rafter tails supported by carved brackets, over decorative cuspidation, and beneath a terminating parapet with applied pedestal-like ornaments at corner piers.

The subject building is located at the front of a 2,500-square-foot rectangular lot that is 25 feet wide and 100 feet deep. The subject property at 1621-1625 Hayes Street is located on the south side of Hayes Street, between Lyon Street and Central Avenue, in the North of Panhandle neighborhood of San Francisco, within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property at 1621-1625 Hayes Street, known as the North of Panhandle neighborhood, consists primarily of two- and three-story residential buildings (single-family houses and multiple-family "flats") that were constructed during the late 19th century and early 20th century. Single-story, single-family cottages and multiple-family apartment buildings are also present in the area in limited numbers. Some modern residential construction exists on "in-fill" sites within the neighborhood. Also, a church property is located on the same block as the subject property. The area exhibits a predominant "Victorian-era" and "Edwardian-era" architectural character, and includes styles such as Italianate, Stick/Eastlake, Queen Anne, Craftsman, and Classical Revival. The area also exhibits a unifying pattern of development that results from construction of mostly wood-frame, wood-clad row-house-type buildings that are two to three stories tall and located on long, narrow residential lots. Most dwellings are located at the fronts of lots, with minimal or no front yard and/or side yards. The area contains a rectangular street grid. The neighborhood is bounded to the south by the Panhandle of Golden Gate Park, which is located one block away from the subject property at 1621-1625 Hayes Street.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building at 1621-1625 Hayes Street was included in the Department's 1976 Architectural Survey with a summary rating of "0" (on a scale that ranged from a "high" score of "+5" to a "low" score of "-2"). The 1976 Architectural Survey did not include evaluations of potential historic districts.

The Planning Department has previously identified one or more potential historic districts in the vicinity of the subject building at 1621-1625 Hayes Street. On July 5, 2007, the Department issued a Historical Resource Evaluation Response (HRER) for a proposed project at 536 Central Avenue, which is located approximately one block to the west and to the north of the subject property 1621-1625 Hayes Street. The HRER determined that the vicinity of 536 Central Avenue (which includes the subject property at 1621-1625 Hayes Street) appears to comprise a "North of Panhandle" potential historic district containing a high concentration of properties that were developed during the late 19th century and early 20th century and that are architecturally intact. Also, the Department previously issued HRERs for proposed projects at 1345 Hayes Street, 736 Lyon Street, 2000 McAllister Street, and 2121 Golden Gate Avenue, all of which are located within approximately four blocks of the subject property at 1621-1625 Hayes Street, and all of which identified similar "North of Panhandle" potential historic district(s). None of the HRERs included preliminary boundaries of "North of Panhandle" potential historic district(s).

Furthermore, on February 14, 2007, the Department issued recommendations concurring with Section 106 documentation for a proposed project at 850 Broderick Street. The Section 106 documentation identified a "West of Divisadero" potential historic district containing a high concentration of properties that were developed during the late 19th century and early 20th century and that are architecturally intact. The Section 106 documentation identified the "West of Divisadero" potential historic district as extending westward to Lyon Street, which appears to have been the geographic limits of the study area, not necessarily the boundary edge of the potential historic district. The "West of Divisadero" potential historic district identified by Section 106 documentation is similar in characteristics (including historic themes, period of significance, building types, architectural styles, and character-defining features) and is

located in the same general vicinity as the "North of Panhandle" potential historic district(s) identified in HRERs. Therefore, these potential historic districts may be considered to be a single potential entity, the "North of Panhandle/West of Divisadero" potential historic district that includes the entirety of the North of Panhandle neighborhood, located approximately within the area bounded by Turk Boulevard/Turk Street to the north (with a portion of the identified "West of Divisadero" potential historic district extending north of Turk Street), Fell Street to the south, Divisadero Street to the east, and Masonic Avenue to the west.

According to visual observation, the block that contains the subject property at 1621-1625 Hayes Street appears to qualify as a contributing area within the "North of Panhandle/West of Divisadero" potential historic district, because it contains a high concentration of properties that were developed during the late 19th century and the early 20th century, and that are architecturally intact. Therefore, the subject property at 1621-1625 Hayes Street appears to be located within the "North of Panhandle/West of Divisadero" potential historic district.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building at 1621-1625 Hayes Street is considered to be a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because it is more than 50 years of age (constructed in 1904), because it was included in the Department's 1976 Architectural Survey, and because it is located within an identified potential historic district.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historic resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1904	Period of Significance: circa 1870s-1910s ☒ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject building, the Project Sponsor has submitted the following report:

- *Supplemental Information Report, 1621-1625 Hayes Street, San Francisco, CA* (Supplemental Information Form for Historical Resource Evaluation), prepared by Johanna Street, dated June 3, 2011.

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject building and the project. Based on the information available, Department staff finds that the subject building at 1621-1625 Hayes Street is significant as an individual historic resource and as a contributing resource to the "North of Panhandle/West of Divisadero" potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 1621-1625 Hayes Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building as a speculative rental property at a time when the surrounding neighborhood was already being developed is not known to have been influential or representative of any significant patterns of development in the area. The subject building is not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject building at 1621-1625 Hayes Street is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 1621-1625 Hayes Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the subject building was owned and occupied by various individuals during its history. None of the historic owners and occupants of the subject building are known to have been important individuals in the history of the City, the State, or the nation. The original owners of the subject building, John Beuttler (a butcher) and his wife Johanna, apparently commissioned its construction as a speculative rental property and never resided at the property. A subsequent owner, John Frederick Beuttler (son of John and Johanna Beuttler) is historically significant as a local modernist architect; however, there is no significant association between the working career of John Frederick Beuttler and his brief ownership (from 1955 to 1958) of the subject building at 1621-1625 Hayes Street. Therefore, the subject building at 1621-1625 Hayes Street is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 1621-1625 Hayes Street is eligible for inclusion in the California Register as an individual historic resource under Criterion 3 (Architecture). Previously, the subject building at 1621-1625 Hayes Street was included in the Department's 1976 Architectural Survey with a summary rating of "0" (on a scale that ranged from a "high" score of "+5" to a "low" score of "-2"). The 1976 Architectural Survey included specific ratings for the subject building of: "+2" for "Unique visual feature of interest"; "+1" for "Example of a rare or unusual style or design"; "+1" for "Relationship of setting to building"; and "+1" for "Importance as contribution to a cluster/streetscape". The 1976 Architectural Survey also included specific ratings of "-1" for "Physical condition" and "-1" for "Paint/Material color", which usually have little or no bearing on evaluations of architectural significance. If the latter specific ratings are discounted, the average (summary) rating is "+1".

Two of the characteristics of the subject building at 1621-1625 Hayes Street that were identified as most valuable by the 1976 Architectural Survey provide the basis for a contemporary evaluation of the subject building as an individual historic resource under Criterion 3 (Architecture). According to visual observation of the subject building, the 1976 Architectural Survey specific rating of "+2" for "Unique visual feature of interest" is substantiated. The architectural design of the subject building exhibits an unusually rich ornamentation and attention to detail that sets it apart from most other row-house-type residential structures that were built during the period. Specific features of interest that are exhibited by the subject building and that are not typically found on the majority of similar residential structures include: uneven "foliated" brick surround at the main entry; differentiated carved brackets at multiple levels; upper-story balcony with chains that issue from "lion head" ornaments; and applied façade decoration such as cuspidation beneath the cornice, wreath-and-ribbon and denticulation at the bay window, and pedestal-like ornaments at the parapet piers.

According to visual observation of the subject building, the 1976 Architectural Survey specific rating of "+1" for "Example of a rare or unusual style or design" is also substantiated. The architectural design of the subject building exhibits an "eclectic" character that results from a fusion of stylistic influences that include Classical, Craftsman, Moorish, and Tudor. The "eclectic" stylistic nature of the subject building at 1621-1625 Hayes Street sets it apart from most other residential structures that were built during the period, and which follow a more standardized stylistic program. Specifically, the design of the subject building includes differentiation between the lower two stories, which follow a mostly standard arrangement and includes a Classical stylistic treatment, and the upper story, which is an unusual projecting section that is located where a terminating box-cornice is typically found. Architecturally, the upper story capitalizes the lower two stories by providing a projecting horizontal element with ornamentation, similar to a cornice line; however, the upper story also augments the overall architectural character by including "eclectic" stylistic features such as a decorative balcony, carved brackets, cuspidation, a pent-roof cornice, and a parapet with corner castellation.

The Department does not concur with the following statements that are included in *Supplemental Information Report, 1621-1625 Hayes Street, San Francisco, CA* (Supplemental Information Form for

Historical Resource Evaluation), prepared by Johanna Street, dated June 3, 2011, and provided by the Project Sponsor, and the Department provides the following responses:

Project Sponsor: "Hennings showed little understanding or interest in consistency of styles with the front façade of the building on Hayes...While the building has good integrity, it was not designed by a master and is an awkward mixture of styles that have little relation." (Pages 8-9, 10)

Department Response: A building is not required to be designed by a master in order to embody the distinctive characteristics of a type, period, region, or method of construction, or possess high artistic values. A general characteristic of residential architecture constructed in San Francisco during the period of the late 19th century and early 20th century (of which the subject building at 1621-1625 Hayes Street is an example) is expanded popularity of "eclectic" stylistic elements, which resulted in many buildings that defy categorization and/or consistent description based on contemporary perspectives of architectural styles. Nonetheless, "eclectic" stylistic elements are historically related to each other by a pattern of being used concurrently and in combinations with each other in residential architecture during the period. Generally, buildings constructed during historical periods may be considered to be "awkward" according to contemporary architectural styles and principles of new construction, which does not detract from the potential importance of buildings as local examples of historical architecture from the period, and specifically as representations of historical conditions and artistic values.

Project Sponsor: "Elements are combined with little or no relationship to one another and proportions appear arbitrary...The proportions of elements range from large and primitive to small and intricate." (Pages 9, 10)

Department Response: The architectural elements of the subject building at 1621-1625 Hayes Street are arranged functionally as well as decoratively (not arbitrarily), resulting in relationships and proportions that are unique to the structure. As is typical of row-house-type construction in San Francisco, the subject building responds to its urban setting with a long narrow plan, a "stacked" vertical massing, and a stylistic emphasis on the primary street-facing façade. The subject building addresses the vertical massing by including a strong projecting horizontal element as the upper story, similar to the use of an ornamented box-cornice to capitalize the structure. The subject building expands the capitalizing horizontal element into an entire living floor that projects over the lower stories, and therefore it is the largest unit in the building. In keeping with the vertical hierarchy of units, the upper unit also displays an exterior decorative treatment that is stylistically distinct from, and includes greater embellishment than, the lower stories. A trio of large knee-braces, located under the projecting upper story, ties the upper and lower masses together, while the complex pent-roof cornice/parapet roofline signifies the vertical termination of the structure. The fine-grained stylistic details at each level are distinct, yet related. The use of "large and primitive" elements and "small and intricate" elements on the subject building follows a general pattern of increasing complexity and massing that progress from the base upwards, and that result in "eclectic" architectural character.

Project Sponsor: "The composition shows little understanding of the principles of Architecture." (Page 10)

Department Response: A building is not required to conform to “principles of Architecture” in order to embody the distinctive characteristics of a type, period, region, or method of construction, or possess high artistic values. The subject building at 1621-1625 Hayes Street was designed and built according to the popular tenets, standard practices, and artistic values that prevailed during the historical period. As referenced by the Project Sponsor, the “principles of Architecture” seem to reflect an approach to contemporary architectural design that does not necessarily apply to an evaluation of historical architecture based on California Register Criterion 3.

Based on the information provided by the Project Sponsor and located in the Planning Department’s background files, the subject building at 1621-1625 Hayes Street is also eligible for inclusion in the California Register as a contributor to a “North of Panhandle/West of Divisadero” potential historic district. The subject building is a residential “flats” building that was constructed during the period of significance for the potential historic district (circa 1870s-1910s), that exhibits architecture that is consistent with the “Victorian-era” and “Edwardian-era” character of the potential historic district, and that is located on a block that contains a high concentration of properties that were developed during the period of significance and that are architecturally intact. For these reasons, the subject building at 1621-1625 Hayes Street appears to contribute to the “North of Panhandle/West of Divisadero” potential historic district

Therefore, the subject building at 1621-1625 Hayes Street is determined to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department’s background files, the subject property at 1621-1625 Hayes Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s period of significance.” Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject building at 1621-1625 Hayes Street retains all aspects of integrity and it conveys historical significance. Few exterior alterations have occurred since its original construction in 1904, with minimal effect. Documented exterior alterations that have occurred include: repair of fire damage at the rear of the building in 1914; and general maintenance and minor improvements at the interior and at the rear of the building in 1965, 1973, 1991, and 2004. Specific alterations, which may have been included in documented maintenance activities, appear to have included: installation of a pedestrian service entry at the east side of the basement level before 1976; and replacement of original pressed-metal, "barrel tile" cladding at the pent-roof cornice with asphalt shingles after 1976.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 1621-1625 Hayes Street include:

- "Eclectic" architectural character, with stylistic influences that include Classical, Craftsman, Moorish, and Tudor;
- Three-story massing, with third story that projects over the lower stories;
- Rusticated base and smooth exterior walls;
- Arched walk-up main entry with decorative uneven brick surround that appears to evoke foliation, and glazed wood entry doors;
- Curved bay window that extends from grade through the second story, decorated with a denticulated cornice and a wreath ornament;
- Double-hung windows with wood sash, including decorative leaded pattern in the top lights of the third story windows;
- Triangular and flat carved brackets below the third-story overhang;
- Decorative balcony at the third story, suspended by chains that issue from "lion head" ornaments;
- Roofline consisting of a pent-roof cornice with rafter tails supported by carved brackets, over decorative cuspidation, and beneath a terminating parapet with applied pedestal-like ornaments at corner piers.

The character-defining features of the "North of Panhandle/West of Divisadero" potential historic district include:

- Long narrow residential lots, typically 25 feet wide, and minimal or no front yards;
- One- to three-story residential buildings (single-family dwellings and multiple-family "flats") constructed between approximately 1870s and 1910s;

- “Victorian-era” and “Edwardian-era” architectural styles that include Italianate, Stick/Eastlake, Queen Anne, Craftsman, and Classical Revival;
- Exterior wood siding (typically horizontal flush, lap, or cove siding; also shingles) and limited use of stucco (including as rusticated bases);
- Milled wood detailing and applied cast plaster ornamentation;
- Double-hung wood sash windows;
- Decorative cornice/parapets that screen gable and/or flat roofs (except on buildings with stylistic designs that incorporate unscreened gable roofs).

CEQA HISTORIC RESOURCE DETERMINATION

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
 - ☒ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 8/29/2011

PART II: PROJECT EVALUATION

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☐ New Construction

PER DRAWINGS DATED:

June 3, 2011 (by: Johanna Street, Architect)

PROJECT DESCRIPTION

The proposed project involving the subject building at 1621-1625 Hayes Street includes installation of a new garage entry at the east side of the basement level, and excavation of the basement level for use as off-street private automobile parking. As proposed, the installation of the new garage entry will involve: removal of the bottom portion of the existing curved bay window and exterior wall, including the rusticated base and a section of the wood-clad bay; creation of a new excavated/recessed space (garage entry) underneath the remaining portion of the bay window; and installation of new garage doors and a replacement pedestrian service door within the new excavated/recessed space, in a location that is recessed approximately five feet behind the existing exterior front wall. The proposed project also includes excavation of new sunken driveway at the front of the subject property.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☒ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would cause a substantial adverse change in a historic resource and that the significance of a historic building and a potential historic district would be impaired. The Department finds that the project is inconsistent with some aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The following is an analysis of the proposed project per the *Standards*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will retain the subject property's historic use as a multiple-family residential "flats" building. The introduction of private residential automobile storage as accessory to the primary residential use, in and of itself, does not change the character of the building and its site and environment. As proposed, the installation of a new garage entry requires the partial removal and alteration of character-defining features, the existing curved bay window and the rusticated base, and the creation of a new excavated/recessed space within the existing solid front exterior wall. This proposed change appears to exceed the minimal amount of change that would be required in order to install a new garage entry.

Therefore, the proposed project does not comply with Rehabilitation Standard 1, because it appears to exceed the minimal changes to defining characteristics that are required in order to install a new garage entry.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project will partially remove and alter the existing curved wood-clad bay window and the rusticated base (which are materials and features that characterize the property), it will create a new excavated/recessed space in the existing solid front exterior wall (which dramatically changes the profile of the building at the basement and first level), and it will install a new garage entry that is not vertically aligned with the existing windows and decorative features on the east side of the primary elevation (which diminishes the existing pattern of vertically-aligned windows and features on the east side of the primary elevation).

Therefore, the proposed project does not comply with Rehabilitation Standard 2, because it will remove materials and features, and it will alter the building profile and the spatial arrangement of façade elements, that characterize the primary elevation of the property.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project will install a new garage entry and a replacement pedestrian service entry that are not conjectural, that are not patterned after features from other buildings, and that do not create a false sense of historical development.

Therefore, the proposed project does comply with Rehabilitation Standard 3.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project will remove and replace the existing pedestrian service entry and wood door, which appears to have been installed after the original construction of the subject building, but that has not acquired historic significance in its own right. The proposed project will not remove or alter any other exterior features of the subject property that resulted from changes that occurred after the original construction of the subject building.

Therefore, the proposed project does comply with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project will partially remove and alter the existing curved wood-clad bay window and the rusticated base (which are distinctive features and finishes that characterize the property), it will create a new excavated/recessed space in the existing solid front exterior wall (which dramatically changes the profile of the building at the basement and first level), and it will install a new garage entry that is not vertically aligned with the existing windows and decorative features on the east side of the primary elevation (which diminishes the existing pattern of vertically-aligned windows and features on the east side of the primary elevation).

Therefore, the proposed project does not comply with Rehabilitation Standard 5, because it will remove distinctive features, finishes, and examples of fine craftsmanship that characterize the primary elevation of the property.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The scope of the proposed project does not include repairing or replacing deteriorated and/or missing features.

Therefore, the proposed project does comply with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The scope of the proposed project does not include chemical or physical treatments, such as sandblasting, that cause damage to historic materials, or surface cleaning.

Therefore, the proposed project does comply with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

There are no known or potential significant archaeological resources believed to be located on the subject property, because the area that contains the subject property is not known to have been inhabited by prehistoric people, or to have been inhabited by historic populations until approximately the late 19th century, and the subject property is not known to have been the site of development or human activity until the subject building was constructed in 1904.

Therefore, the proposed project does comply with Rehabilitation Standard 8.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project will partially remove and alter the existing curved wood-clad bay window and the rusticated base (which are materials that characterize the property), it will create a new excavated/recessed space in the existing solid front exterior wall (which dramatically changes the profile of the building at the basement and first level), and it will install a new garage entry that is not vertically aligned with the existing windows and decorative features on the east side of the primary elevation (which diminishes the existing pattern of vertically-aligned windows and features on the east side of the primary elevation).

Therefore, the proposed project does not comply with Rehabilitation Standard 9, because it will destroy historic materials, and it will not be compatible with the massing and architectural features that characterize the primary elevation of the property.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project will include new construction that permanently removes and alters materials, features, and elements of the primary elevation of the subject property. If the proposed new work were removed in the future, substantial reconstruction activities would be required to be undertaken in order to restore the property to its historic condition.

Therefore, the proposed project does not comply with Rehabilitation Standard 10, because it would result in new work that permanently impairs the essential form and integrity of the historic property and its environment.

Summary

The proposed project does not comply with the Secretary of the Interior's Standards for Rehabilitation. Specifically, the proposed project does not comply with Rehabilitation Standards 1, 2, 5, 9, and 10, because it would result in removal, alteration, and destruction of distinctive materials, features, finishes, and elements that characterize the subject property, such that the historic character would be adversely affected, and integrity and significance would be impaired.

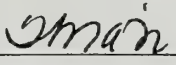
As currently proposed, the proposed project at 1621-1625 Hayes Street will have a significant adverse impact upon a historic resource, as defined by CEQA. In order to not have a significant adverse impact on a historic resource, the proposed project may be revised as follows:

1. Design the proposed new garage entry so that it is located entirely below the existing wood-clad exterior section of the bay window, in order to not affect, and to preserve and retain, the existing wood-clad bay window feature.
2. Design the proposed new garage entry so that the garage door(s) are flush with the existing exterior front wall of the building, in order to avoid creating a new recessed space in the existing solid base of the front exterior wall, and to be compatible with the existing solid massing at the primary elevation.
3. Design the proposed new garage entry so that it is centered vertically below the existing bay window (rather than being located off-center to the bay window as currently proposed), in order to retain the existing pattern of vertically-aligned windows and features on the east side of the primary elevation.
4. Design the proposed replacement pedestrian service door so that it is located within one the new proposed garage door(s) (rather than being located adjacent to the new proposed garage doors), in order to achieve the recommended revisions to the design of the proposed new garage entry.
5. Provide details for the proposed new garage door(s) and replacement pedestrian service door. Note that new features should be compatible with the existing building in terms of materials, and should

not include conjectural details that create a false sense of historical development. Therefore, wood doors with simple paneling and glazing, and without any decorative details, are recommended.

6. Provide details for retention and/or reconstruction of sections of the rusticated base at both sides of the proposed new garage opening.
 7. Provide details for landscaping around the proposed new driveway.
-

PART II: SENIOR PRESERVATION PLANNER REVIEW

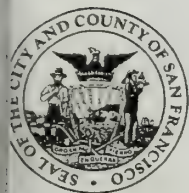
Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 8/29/2011

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

1621-1625 Hayes Street





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2011.0692E
Project Address: 1621-25 Hayes Street
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1207/033
Date of Review: August 22, 2011 (Part I and II)
April 26, 2012 (Revised Part II)

Staff Contact: Brett Bollinger (Environmental Planner)
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Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: December 12, 2011, by: Johanna Street, Architect

PROJECT DESCRIPTION

The proposed project includes installation of a new garage entry at the east side of the basement level, and excavation of the basement level for use as an off-street private automobile parking. As proposed, the installation of the new garage will involve: removal of the bottom portion of the existing rounded bay window and exterior wall; raising the subject property by approximately seven inches; and, installation of new garage doors and a replacement pedestrian service door. This new garage door and service door would be located in the same plane as the front walls. The project would also include excavation for a new sunken driveway.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Based on the revisions to the proposed project as outlined in the architectural drawings dated December 12, 2011, the proposed work would comply with the Secretary of the Interior's Standards for Rehabilitation, and would not cause a significant adverse impact to a historic resource.

Specifically, the project would maintain the subject property's character-defining features, including the "eclectic" architectural character, three-story massing, rusticated base and smooth exterior walls, and curved bay window. The revised project addresses the earlier comments upon the bay window, garage entry location, pedestrian service door, rusticated base, and landscaping.

Summary

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 5/18/2012

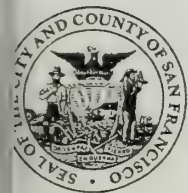
cc: Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
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RS: G:\Documents\Environmental\2011.0692E 1621-25 Hayes St\HRER_1621-25 Hayes St_2012-04-26-Part2-Revised.doc

IMAGES



1621-25 Hayes Street
(Source: Google Maps, Viewed April 26, 2012)



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.1351E
Project Title: 1726 Alabama Street
Zoning: RH-1 (Residential, House, One-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 5542/038
Lot Size: 2,500 square feet
Project Sponsor: Edward D. Morris
(415) 749-0302
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucre@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on a block bounded by Alabama, Norwich, Harrison, and Ripley Streets in the Bernal Heights neighborhood. The subject property contains approximately 3,224 sf, and is approximately 30 ft tall. The proposed project includes interior alterations, construction of an enclosed porch/foyer on the front façade, reconfiguration of the rear portion of the existing roof (approximately 23 ft) from a hipped roof to a gabled roof, and construction of two new gabled dormers and a third floor roof deck towards the rear of the property. In addition, the project would insert two new skylights onto the existing roof. The new enclosed porch/entry foyer would reconfigure the existing entryway, and would maintain the existing entry's arched niche.

EXEMPT STATUS:

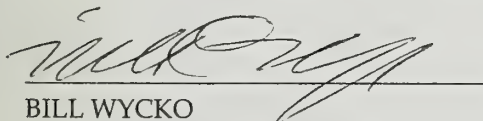
Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a)]

REMARKS:

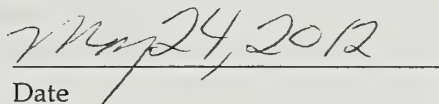
See Reverse Side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Environmental Review Officer


Date

GOVERNMENT
DOCUMENTS DEPT

MAY 30 2012

SAN FRANCISCO
PUBLIC LIBRARY

CC: Noel Kaufman and Nicole Grindle (Property Owner); Historic Preservation Distribution List; Virna Byrd, Bulletin Board and Master Decision File; Exemption/Exclusion File, Supervisor David Campos, District 9

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the subject building located on the project site is a historical resource, because it is an individually-eligible for listing in the California Register of Historical Resources (California Register). Constructed circa 1886, 1726 Alabama Street is individually eligible under California Register Criterion 3 (Architecture) as the embodiment of a type and style; specifically, the subject property is significant as a rare surviving example of an early single-family residence in the Bernal Heights neighborhood. 1726 Alabama Street appears to have been associated with the early agricultural development in Bernal Heights, as evidenced by the style and form of the residence, the pattern of development and the size and scale of the original parcel and lot. Therefore, 1726 Alabama Street is classified as a "Category A – Historical Resource" pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Properties designated as "Category A" are considered historical resources for the purposes of CEQA (See Attached - Historic Resource Evaluation Response (HRER)).

1726 Alabama Street is a two-and-a-half-story, single-family, wood-frame residence located in the Bernal Heights neighborhood. 1726 Alabama Street is one of the only properties of the block that is setback from the lot line. The residence is designed in a Vernacular architectural style, and is notable for its front-facing gable roof form, wood-siding, one-story angled bay window, wood-sash double-hung windows, arched entryway located on the south façade, and its decorative woodwork at the roofline.

The major components of the proposed project include: interior alterations; construction of an enclosed porch/foyer; reconfiguration of the rear portion of the existing hipped roof; and construction of two roof dormers. The project would increase the useable square footage of the subject property by 736 sf, which would increase the overall gross square footage of the single-family residence from 3,224 sf to 3,855 sf.

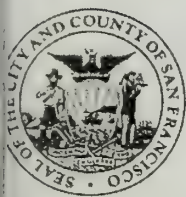
Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:

- The proposed project would retain the historic character of the residence, and would not impact its eligibility for listing in the California Register of Historical Resources. The exterior character-defining features of the residence would be retained and preserved, including, but not limited to, the two-story form and massing, angled bay window, wood siding, and arched entry niche.
- Exterior alterations are compatible with the subject property and the surrounding eligible historic district, and are clearly differentiated from historic fabric.
- The proposed project maintains the historic integrity of the subject property and the integrity of the surrounding eligible historic district.

The proposed project would construct a new entry porch/foyer and two roof dormers. CEQA State Guidelines Sections 15301(a), or Class 1, provides an exemption from environmental review for interior and exterior alterations. Therefore, the proposed project would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Sections 15301(a), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date March 6, 2012
Case No.: 2011.1351E
Project Address: 1726 Alabama Street
Zoning: RH-1 (Residential, House, One-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 5542/038
Date of Review: March 6, 2012 (Part 1)

Staff Contact: Monica Pereira (Environmental Planner)
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Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed circa 1886, 1726 Alabama Street is a two-and-a-half-story, single-family, wood-frame residence located in the Bernal Heights neighborhood. 1726 Alabama Street is one of the only properties of the block that is setback from the lot line. The residence is designed in a Vernacular architectural style, and is notable for its front-facing gable roof form, wood-siding, one-story angled bay window, wood-sash double-hung windows, arched entryway located on the south façade, and its decorative woodwork at the roofline.

The subject property is located on a large irregular-shaped lot measuring 28 ft x 108 ft on the west side of Alabama Street between Ripley and Norwich Streets. The property is located within RH-1 (Residential, House, One-Family) Zoning District, the Bernal Heights Special Use District, and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1886).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along Alabama Street consists largely of two- and three-story single-family and two-family residences largely constructed between 1900 and 1950. The immediate block has several single-family residences constructed in the 1940s, and a few single-family residences constructed in the 1990s. The surrounding area does not possess any predominant architectural style. The block face adjacent to the subject property possesses examples of Victorian-era, Mediterranean Revival, Contractor Modern, and Contemporary architectural styles.

To the immediate north of the subject property is an eligible historic district associated with early surviving residential development in the Bernal Heights neighborhood. This eligible historic district is roughly bounded by Precita Park, Stoneman and Norwich Streets, Manchester Street (only between Stoneman and Bessie Streets), and Alabama Street, and is notable for the high collection of early residential properties constructed after the 1906 Earthquake and Fire. However, the subject property is determined not to be located within this eligible historic district.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register significance criteria, staff finds that the subject property at 1726 Alabama Street is individually eligible for inclusion in the California Register of Historical Resources.

The subject property is significant under California Register Criterion 3 (Architecture) at the local level as an example of the distinctive characteristics of a type and period. Specifically, the subject property is significant as a rare surviving example of an early vernacular farmhouse located in the Bernal Heights neighborhood. The period of significance ranges from 1886 (date of construction) to 1906 (San Francisco Earthquake and Fire).

To assist in the evaluation of the subject building, a historic preservation consultant (Tim Kelley Consulting) prepared a Supplemental Information For Historical Resource Evaluation (dated November 2011), per the San Francisco Planning Department's guidelines.

Included is an evaluation of the subject property, which has been determined eligible for individual listing in the California Register of Historical Resources, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1886 to 1906	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based upon City Directories and Sanborn Fire Insurance Maps, the subject building at 1726 Alabama Street was constructed circa 1886 by the original owner, Andrew H. Hathaway. Originally, 1726 Alabama Street was located on a larger parcel with frontage onto Alabama, Ripley and Harrison Street, and was identified as a two-story residence (addressed as 120 Alabama Street) with a round bay window on the primary façade, an entry porch on the south façade, and a one-story addition at the rear. The subject property also had a two-story cottage with a hip roof that was located behind the main house.

By 1900, the Sanborn Fire Insurance Maps show the subject property as slightly elongated with a narrower one-story rear addition, a smaller entry porch, and an angled bay window. The two-story cottage at the rear of the property appears to have been enlarged and another smaller one-story outbuilding is shown on the subject property, which occupies a large parcel at the corner of Ripley, Harrison and Alabama Streets.

By 1914, the Sanborn Fire Insurance Maps show the subject property in much the same condition, but without the entry porch on the south façade. In addition, another one-story dwelling and a one-story shed appear to have been constructed adjacent to the existing two-story cottage and one-story outbuilding. Also located on the same block as the subject property is the LeConte School, which appears to have been constructed at this location between 1900 and 1914.

By 1950, the Sanborn Fire Insurance Maps show the subject property in the same condition. By this time, many of the outbuildings, including one of the dwellings at the rear, appear to have been removed. Instead of a shed and two dwellings, a rambling one-story shed is shown at the rear of the property. This shed appears to have been removed by 1989.

1726 Alabama Street functioned as a single-family residence for the majority of its history and was likely associated within the early agricultural development that characterized the Bernal Heights neighborhood

in the late 19th century. The Bernal Heights neighborhood is roughly defined by Cesar Chavez Boulevard (formerly Army Street) to the north, Mission Street to the west, the 101 Freeway to the east, and the I-280 Freeway to the south. Within this larger context, the subject property was one of several single-family residences that developed in the area between Precita Park (formerly Bernal Park) and Bernal Heights Park. In the mid-to-late 19th century, the Bernal Heights neighborhood was largely rural cow pastures farmed by Swedish, German and Irish immigrants. In 1860, a railroad and horsecar line linked the neighborhood to the rest of the City and sparse residential development occurred—largely consisting of one- and two-story single-family and two-family dwellings, interspersed with occasional neighborhood-serving, ground-floor retail stores. After the 1906 Earthquake and Fire, Bernal Heights was spared from the nearby devastation, due to its topography and geology (being constructed on bedrock). Bernal Heights played a role in the reconstruction efforts, since Precita Park was used as an earthquake refugee camp. After 1906, many of the nearby residences were constructed from the bones of the earthquake refugee shacks. The reconstruction effort associated with the 1906 Earthquake and Fire did spur residential development in Bernal Heights, particularly between 1906 and 1910. Bernal Heights saw a large boom in residential development with several new single- family and two-family dwellings being constructed within the area to the north of the subject property, particularly around Precita Park. As noted by one author, over 600 residences were constructed in the year after the 1906 Earthquake and Fire.¹ Additional residential development occurred with the extension of a streetcar line down Mission Street along Cortland Avenue. By the 1930s, Bernal Heights had been largely developed with one- and two-family residences. Subsequently, the Bernal Height neighborhood did experience other notable events, including: the construction of the freeways in the late 1940s and early 1950s; the threat of redevelopment in the 1960s; the development of the Bernal Heights Neighborhood Center in 1978; and the development of Cortland Avenue as the commercial hub of the neighborhood.

Based on the submitted consultant report and Planning Department records, 1726 Alabama Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). 1726 Alabama Street does not relate to the pattern of residential development and reconstruction that occurred within Bernal Heights just before and after the 1906 Earthquake and Fire. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

1726 Alabama Street was owned by the following individuals: Andrew H. Hathaway (Circa 1886 to 1903); Ferdinand and Mary Krause (1903 to 1944); Hazel B. Nelson (1944 to 1988); Nick V. & Amelia Annotti, Edwin F. Lingsch, and Al & Susan Baldini (1988); Donald J. Bondavenko and Joan T. Nakamura (1988 to 1999); and, Noel Kaufman and Nicole Grindle (1999 to Present). None of these individuals appear to be historically significant at the local, state or national level.

Based on the submitted consultant report and Planning Department records, no persons of known historical significance appear to have been associated with the subject building; therefore, 1726 Alabama

¹ Bernal History Project, *Images of America: San Francisco's Bernal Heights* (Arcadia Publishing, 1907) Pg. 8.

Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

1726 Alabama Street is a two-story, single-family, wood-frame residence. The original architect and builder are unknown. The building is designed in a vernacular architectural style and is notable for its simple massing, arched entryway, and one-story bay window.

As noted above, the subject property is a rare surviving example of an early single-family residence in the Bernal Heights neighborhood. Constructed circa 1886, 1726 Alabama Street appears to have been associated with the early agricultural development in Bernal Heights, as evidenced by the style and form of the residence, the pattern of development and the size and scale of the original parcel and lot. The mid-to-late 19th century single-family agricultural residence is a rare property type within the larger neighborhood and San Francisco, as a whole. Overall, the subject property possesses a high level of integrity, and also represents a significant phase in local history. The period of significance ranges from 1886 (date of construction) to 1906 (Earthquake and Fire).

Based on the submitted consultant report and Planning Department records, 1726 Alabama Street is individually eligible for inclusion in the California Register under Criterion 3 (Architecture), since the building embodies the distinctive characteristics of a type, period and region. Specifically, the subject property is significant as a rare surviving example of a vernacular farmhouse in the Bernal Heights neighborhood.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 1726 Alabama Street is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

1726 Alabama Street retains historic integrity and conveys its significance as an individual resource, despite a diminished integrity of setting. Since the property was an early farmhouse, it possessed a number of outbuildings and was located on a larger parcel, in comparison to the majority of the properties within the neighborhood. Further, 1726 Alabama Street retained this large parcel configuration up until 1989 when the parcel was subdivided. In 2002, a new residence was constructed adjacent to the subject property, thus impacting the property's integrity of setting.

Since its initial construction as a single-family residence, few documented alterations have occurred to the subject property. The documented alterations include: interior alterations, construction of a new garage in existing basement, window replacement, addition of a rear deck, revisions to a second story deck, and removal of an open entry porch on the south facade (1988); re-roofing (1993); and interior alterations (2004).

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 1726 Alabama Street include:

- Form and massing;
- Wood siding;
- Wood-sash double-hung windows;
- One-story angled bay window;
- Arched entryway;
- Gable roof form; and
- Boxed roof eave.

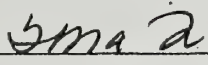
CEQA HISTORIC RESOURCE DETERMINATION

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-Contributor to an eligible Historic District
- ☐ No Historical Resource Present

Historic Resource Evaluation Response
March 6, 2012

CASE NO. 2011.1351E
1726 Alabama Street

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 3-6-2012

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team

RS: G:\Documents\Environmental\2011.1351E 1726 Alabama St\HRER_1726 Alabama St_2012-03-06-Part1.doc

IMAGES



1726 Alabama Street
(Source: Google Maps, Accessed February 22, 2012)



1726 Alabama Street
(Source: Google Maps, Accessed February 22, 2012)



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.: 2011.1351E
Project Address: 1726 Alabama Street
Zoning: RH-1 (Residential, House, One-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 5542/038
Date of Review: March 6, 2012 (Part I);
May 2, 2012 (Part II)

Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org

Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: April 6, 2012, by: Kerman Morris Architects

PROJECT DESCRIPTION

The proposed project includes interior alterations, construction of an enclosed porch/foyer on the front façade, reconfiguration of the rear portion of the existing roof (approximately 23 ft) from a hipped roof to a gabled roof, and construction of two new gabled dormers and a third floor roof deck towards the rear of the property. In addition, the project would insert two new skylights onto the existing roof. The new enclosed porch/entry foyer would reconfigure the existing entryway, and would maintain the existing entry's arched niche.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project will not have a significant adverse impact on the eligible historic district.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the applicable Secretary's Standards:

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following: two-story form and massing; wood siding; wood-sash double-hung windows; one-story angled bay window; arched entryway; gabled roof form; and boxed roof eave.

The project would remove one double-hung window on the front façade to accommodate the enclosed porch; however, this alteration would maintain the overall character of the entryway, since the existing arched entry niche would be retained, including the historic trim and spatial configuration, and all other historic windows on the front façade would be retained and preserved. Other aspects of the project, including the reconfiguration of the rear portion of the roof and the addition of two new dormers, would not impact the overall historic character of the property, since the gabled roof form would be maintained and since these alterations are not visible from the immediate public right of way. These roof alterations occur behind the subject building's cross gable roof, and generally do not impact any historic features.

Overall, the project would preserve all of the aforementioned character-defining features, and does not impact the character of the overall character of the residence. Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes exterior alterations consisting of construction of a new one-story, enclosed entry porch/foyer, reconfiguration of the rear portion of the existing roof, and construction of two new gabled dormers. The new exterior work located on the roof is clearly distinguished in form and massing from the existing historic building, and would not impact any historic materials or features. The new entry porch is scaled to be subservient to the overall form and massing of the existing historic property, and is compatible with the overall building's design, material and scale, since the new porch would be clad with wood siding and would be one-story tall with a shallow shed roof.

Overall, the proposed project maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall size, scale and architectural features. Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes construction of two roof dormers and an enclosed entry porch. These elements may be removed without impacting the essential form and integrity of the historic property, since the original arched entryway would be retained and the overall roof form would be retained.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 5/18/2012

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
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RS: G:\Documents\Environmental\2011.1351E 1726 Alabama St\HRER_1726 Alabama St_2012-05-02-Part2.doc

IMAGES



1726 Alabama Street
(Source: Google Maps, Accessed February 22, 2012)



1726 Alabama Street
(Source: Google Maps, Accessed February 22, 2012)



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

2060 Jackson St.

BLOCK/LOT(S)

0591/020-22

CASE NO.

2012.0684E

PERMIT NO.

PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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DOCUMENTS DEPT

JUN 15 2012

SAN FRANCISCO
PUBLIC LIBRARY

NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA impacts and can proceed with categorical exemption review.

GO TO STEP 3

SAC

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 5**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed**:

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* **9. Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

based on hist photo & permit history - no integrity

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Tina Tam

Date

5/30/2012

Print Name

Tina Tam

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

OCT 24 2011

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

[Signature]

Date:

10/19/2011

(For Staff Use Only) Case No.

2012.0681/E

Address:

2060 JACKSON ST.

Block/Lot:

591 / 20, 21, 22

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner RAY SHURTZ Telephone No. _____
 Address 2060 JACKSON ST. Fax No. _____
SAN FRANCISCO, CA 94109 Email _____
 Project Contact BRIAN MILFORD Telephone No. 415-346-9990
 Company MARTINKOVIC MILFORD Fax No. 415-398-0116
 Address 520 SUTTER ST. Email BRIAN @ MARTINKOVIC MILFORD.COM
SAN FRANCISCO, CA 94102

Site Information

Site Address(es): 2060 JACKSON ST.
 Nearest Cross Street(s) LAGUNA
 Block(s)/Lot(s) 594/20 Zoning District(s) RH-2
 Site Square Footage 4,150 S.F. Height/Bulk District 40-X
 Present or previous site use RESIDENTIAL
 Community Plan Area (if any) _____

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☒ Other (describe) RE-CATEGORIZATION Estimated Cost \$0

Describe proposed use RECE) REMAINS

Narrative project description. Please summarize and describe the purpose of the project.

THE APPLICATION SEEKS TO RE-CATEGORIZE THE
 SUBJECT PROPERTY AS A NON-HISTORIC RESOURCE.
 THE PROPERTY IS CURRENTLY NOTED AS A B-POTENTIAL RESOURCE.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	± 9,000	± 9,000	0	± 9,000
Retail	0		0	0
Office	0		0	0
Industrial	0		0	0
Parking	0		0	0
Other (specify use)			0	
Total GSF				

Dwelling units	3	3	0	3
Hotel rooms	0	0	0	0
Parking spaces	0	0	0	0
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)				
Number of stories	4	4	0	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Class # 1, 15301(a)

Exterior alterations involving garage installation.

Shelley Caltagirone
Approved Shelley Caltagirone 5/30/12



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

2100 Jackson St.

BLOCK/LOT(S)

0590/002

CASE NO.

2011.0391E

PERMIT NO.

PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50
years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:

Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

Stc

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☒ **Category A: Known Historical Resource** **GO TO STEP 5** Per Attached HRER Memo Part 1
- ☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner **must** check box below before proceeding.

☐ Project is **not listed**:

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

SAC 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

SAC 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: per HRER Memo Part 1+11,
Dated 1/12/12 and 5/22/12
Case No. 2011.0391

* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initiated in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

SAC
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Shelley Cattagione
Planner's Signature

Shelley Cattagione
Print Name

5/31/12
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: May 22, 2012
Case No.: 2011.0391E
Project Address: 2100 Jackson Street
Zoning: RM-2 (Residential, Mixed, Moderate Density)
105-D Height and Bulk District
Block/Lot: 0590/002
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date of Review: Part I (January 12, 2012); Part II (May 22, 2012)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The parcel is an L-shaped corner lot measuring approximately 9,552 square feet with frontages on both Jackson and Laguna Streets. There are two buildings on the lot: a ten-story, twelve-unit residential building with a single-car attached garage and a one-story, nine-car detached garage. The apartment building is accessible from Jackson Street and both garages are accessible from Laguna Street. The property is located within a RM-2 (Residential, Mixed, Moderate Density) Zoning District and a 105-D Height and Bulk District.

The apartment building at 2100 Jackson Street was constructed in 1923 for Joseph Levin and designed by Conrad A. Meussdorffer. The detached garage was constructed a year later in 1924 and was also designed by Meussdorffer. The apartment building is constructed of reinforced concrete in the Beaux-Arts style. It has a rectangular plan and is capped by a flat roof. The building has a clearly articulated base, body and capital and is classically proportioned. The detached garage is clad in scored stucco and has two symmetrical bays articulated with shaped arch openings. The building is a long rectangular plan with a flat roof.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1923-24).

Neighborhood Context and Description

2100 Jackson Street is located in a primarily residential area known as Pacific Height defined as the thirty-six blocks bounded by Franklin, Fillmore, California, and Broadway Streets. The Pacific Heights area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Until the 1870s, the area was comprised mainly of dairy farms, grazing land, and windswept dunes, with wealthy vacation homes scattered about. Beginning in the 1870s, this portion of San Francisco began to develop from farmland and open space to a residential area. By the late 1880's the area was well known as one of the

City's most fashionable neighborhoods. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Several prominent San Franciscans' built homes in the area, such as Frank Pixley, William McElroy, and Mayor Ephriam Burr. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes in the area were demolished to make way for larger apartment-style buildings and extravagant homes. The area was not greatly affected by the 1906 earthquake and has continued to be a residential enclave. It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☒ Yes ☐ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☐ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☐ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1923-24	Period of Significance:
	☐ Contributor ☐ Non-Contributor

Based on the information provided by the consultant, Tim Kelley, in the historic resource evaluation report dated November 2011 and found in the Planning Department, staff finds that the subject property, including both the apartment and garage buildings, is eligible for inclusion on the California Register as an individual resource under Criteria 1 and 3.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Staff concurs with Tim Kelley's determination that the property appears to be eligible for listing on the Register under Criterion 1 for its association with the development pattern in Pacific Heights where the construction of "community apartments" replaced large estates. It is also significant that the new property owner and past property owner resided in the apartment building.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Staff concurs with Tim Kelley's determination that the property does not appear to be eligible for listing on the Register under Criterion 2. Although Joseph Levin was a wealthy a prominent businessman, he does not appear to have been a historically important person.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Staff concurs with Tim Kelley's determination that the property appears to be eligible for listing on the Register under Criterion 3 for as the work of a master architect, Conrad A. Meussdorffer, and for embodying the distinctive characteristics of a Beaux-Arts style building. Meussdorffer designed many upper class homes and large apartment buildings in San Francisco, including the St. Regis apartments at 1925 Gough Street (1906), 2135 and 2205 Sacramento Street (1908), 1830 Jackson Street (1916), 2145 Franklin Street (1917), 2000 Washington Street (1924), and 2006 Washington Street (1924).

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

2100 Jackson Street retains a good degree of integrity, having undergone few alterations since it was originally constructed. Minor alterations to the exterior include construction of a one-story addition at the rear of the apartment building in 1930, enlargement of the penthouse in 1953 and 1956, and enclosure of a rear balcony in 1964. Overall, the property conveys its significance as the work of a master and for embodying the distinctive characteristics of a Beaux-Arts style building.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential

features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include the following:

- Symmetrical façade design
- Clearly articulated form with a base, body and capital
- Rusticated base
- Wall surfaces with decorative shields, swags and garlands
- Balustrated window sills
- Decorative window crowns
- Wood-framed sash windows
- Ancillary garages, both attached and detached

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 5/29/2012

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: April 19, 2011

Project Description

The proposal is to construct approximately 4,746-square-feet of vertical and horizontal additions to the existing 3,861-square-foot garage structure. The existing 33,049-square-foot apartment building would not be altered or expanded. The work would add one story to the single-story structure, increasing the height from 18 feet to 26 feet and would add a one-story structure to the south of the garage to infill the space between the existing detached garage structure and the attached garage structure at the rear of the apartment building. Overall, the project would add eight (8) new parking spaces.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project at 2100 Jackson Street will not have a significant impact on the individually-eligible property. The garage proposed to be expanded is an ancillary, free-standing structure that is a minor feature of the resource signifying that the apartment building was constructed with on-site parking. While its presence informs the history of the site, the specific form and design of the garage is not a character-defining feature of the historic property. Construction of vertical and horizontal additions would not impair the historical significance of the historic property since they would only negatively affect the scale and massing of the garage structure, which would continue to read as an ancillary structure on the historic site. The project complies with the following Secretary of the Interior Rehabilitation Standards:

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project will retain the historic use of both the apartment building and the detached garage.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The project will not affect the historic characteristics of the 2100 Jackson Street apartment building.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

No conjectural features or elements from other historic properties will be added. The design of the new additions will be contemporary while referencing the design motifs of the existing garage building, which are compatible with the style of the apartment building.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The historic materials and features of the historic garage and apartment building will be preserved, including all character-defining features of the apartment building and the windows and door of the garage building.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed additions will be differentiated from the historic buildings and will be compatible with the property in terms of massing, materials, detailing, and fenestration. The horizontal addition will fill in an area that does not contribute to the apartment building's setting and will read as a continuation of the retaining wall at the street. The vertical addition will be detailed with a multi-lite window to relate to the historic window below but will read as a contemporary feature due to its scale and modern glazing. The expanded garage will continue to read as a subordinate feature of the site. Lastly, the additions will not obscure, damage or destroy character-defining features of the historic property as they will occur at the roof and secondary facades.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

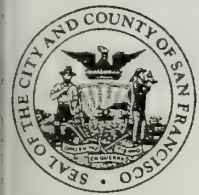
The proposed additions could be removed from the site without harming the character-defining features of the historic property. The work will only cause the removal of portions of the rear and secondary walls that can easily be repaired if removed in the future.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 5/29/2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Glenn Cabrerros, NW Current Planner



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2012.0021E
Project Address: 90 25th Avenue
Zoning: RH-1(D) (Residential, House, Single-Family, Detached)
40-X Height and Bulk District
Block/Lot: 1302/014
Lot Size: 3,598 square feet
Project Sponsor: Heidi Richardson, Richardson Architects
(415) 380-0474, x.207
Staff Contact: Shelley Caltagirone – (415) 558-6625
shelley.caltagirone@sfgov.org

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Information:
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PROJECT DESCRIPTION:

The subject building is a four-story, single-family residence constructed in 1913-1914 by S.A. Born Building Company. The parcel is located between Scenic Way and El Camino Del Mar on the east side of 25th Avenue in the Seacliff neighborhood. The proposed project includes removal of the brick balcony and retaining wall structure at the front façade, replacement of brick wall cladding with stucco to match the material at the upper floors, relocation of the front door from the current breezeway location to the front of the building at the ground floor, and salvage of the original door and sidelights currently at the (Continued on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

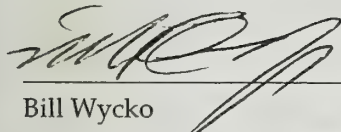
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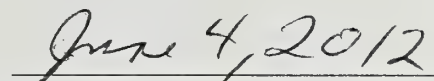
JUN 15 2012

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: I:\DECISION DOCUMENTS\CatEx\2012
Mark Cullen & Fiona Smythe, Property Owners
Shelley Caltagirone, Preservation Planner
Virna Byrd, M.D.F.

Supervisor Farrell, District 2 (via Clerk of the Board)
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

second floor to use at the new entry location. The door and sidelights at the second floor would be replaced with new windows that match the existing windows at this level in terms of configuration and details. The project also involves widening the garage and installing a new door. At the rear of the building, the proposed project includes rebuilding the rear deck and stair and creating new habitable space at the basement level within the existing footprint of the building. The project would add approximately 110 square feet to the existing 3,778-square-foot house for a total 3,888 square feet.

REMARKS (continued):

The subject property has not been listed in any historic resource surveys and is considered a "Category B" property (Requires Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (more than 50 years old). In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource.

As described in the Historic Resource Evaluation Response (HRER) Memorandum¹ (attached), 90 25th Avenue is eligible for inclusion on the California Register as a contributor to a potential Seacliff historic district under Criterion 3 (Architecture). The building is significant as a contributor to a historic district that exemplifies early 20th century "residence park" design spanning 1913-1935. The property retains high historic integrity from this period of significance.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. The Department determined that the project would not cause a substantial adverse change in the resource such that the significance of the Seacliff historic district would be materially impaired. The following analysis is excerpted from the HRER memorandum:

The work will remove a brick feature from the front façade that does not contribute to the historic character of the subject building or to the character of the historic district. The structure may be a remnant of the original entry stair, but in its current modified form it does not relay its historic relationship to the building's original second floor entrance and instead reads as a terrace and retaining wall. It also appears likely that the brick material is not original to the building due to its detailing and rarity as a material in the district. The brick detailing is not incorporated into the stucco or wood cladding and ornament found on the rest of the building.

The reintroduction of the entry at the front wall will somewhat restore the building's original relationship to the street. Retaining and reusing the original entry door and sidelights in this new location will preserve a character-defining feature of the façade and restore the feature's function as the main entry to the home, which cannot be achieved in its current location. Furthermore, there

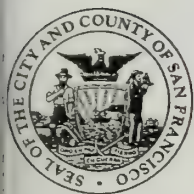
¹ Historic Resource Evaluation Response (HRER) Memorandum from Shelley Caltagirone, Preservation Technical Specialist, Part I and II dated May 18, 2012.

appears to have been a service entry at this level historically, giving precedent to relocating an entrance to this location. The new opening will not remove any character-defining features of the façade. Likewise, the modifications to the garage will not remove any character-defining features of the façade and will be compatible with the overall character of the building and district.

Lastly, the introduction of stucco at the two lower levels will create a more cohesive appearance for the front façade that is in keeping with the material treatment of other buildings in the potential district. Also, as noted, the brick does not appear to be an original feature of the building and, moreover, is painted and conveys no historical significance for the building or district. Therefore, replacement of the brick cladding with stucco to match the stucco cladding material at the upper floors and secondary facades will retain the overall architectural character of the building and of the potential district. For these reasons, the project will not cause a significant adverse impact to the subject building or to the potential historic district.

The proposed project would renovate the approximately 3,778-square-foot house and add approximately 110 square feet for a total 3,888 square feet. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition or 2,500 square feet, whichever is less. The proposed addition would represent approximately 3 percent of the existing structure. Therefore, the proposed work would be exempt under Class 1.

CEQA State Guidelines Section 15300.2(c) states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date May 18, 2012
Case No.: 2012.0021E
Project Address: 90 25th Avenue
Zoning: RH-1(D) (Residential, House, Single-Family, Detached)
40-X Height and Bulk District
Block/Lot: 1302/014
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date Reviewed: May 18, 2012 (Part 1 and 2)

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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The parcel is located between Scenic Way and El Camino Del Mar on the east side of 25th Avenue in the Seacliff neighborhood. The property is located within a RH-1(D) (Residential, House, Single-Family, Detached) Zoning District and a 40-X Height and Bulk District.

The subject building was constructed in 1913-14 by S.A. Born Building Company. The first owner was Josephine M. Nahl. The building was designed in the Tudor Revival style as a four-story, stucco-clad structure with a rectangular plan with front-gabled roof.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1913-14).

Neighborhood Context and Description

The majority of buildings in the immediate area were constructed between 1910 and 1930 in Edwardian, Mediterranean, and Revival styles. There are a scattering of Mid-Century buildings in the immediate area, but they do not appear to constitute a cohesive collection of Mid-Century or Second Bay Tradition styles.

The Sea Cliff neighborhood is distinguished from the rest of the Outer Richmond by its City Beautiful-inspired planning, including the curvilinear street pattern and cohesive architectural character. Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to outer lands of San Francisco. The earliest subdivisions of the property were in 1906, 1908, and 1913. The sale of lots in the Sea Cliff subdivision was undertaken by builder and developer Harry B. Allen. Buyers of lots within Sea Cliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. This resulted in neighborhood with a high level of

architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect-designed homes. Development appears to have continued through to 1930.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1913-1935 ☒ Contributor ☐ Non-Contributor

Based on the information provided by the Supplement Information Form prepared by the applicant and information found in the Planning Department records, staff finds that the subject building is not individually eligible for inclusion on the California Register and but does appear to contribute to an eligible Sea Cliff historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any of the historically significant events either directly linked to the building or to the immediate group of buildings. Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. No information was found regarding the original owner, Josephine M. Nahl, or subsequent owners that indicating a significant role in local, state or national history. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The property was constructed in 1913-14 by the S.A. Born Building Company who built many of the buildings in the Sea Cliff neighborhood. The S.A. Born Building Company partnered with the Bricknell Company as the contractor for the earliest homes in Sea Cliff, which represent a collection of mostly Mediterranean and Beaux-Arts influenced villas.¹ The subject four-story, single-family home is designed in a Tudor Revival style and is typical of the builder's work in the area. As noted above, the neighborhood is distinguished from the rest of the Outer Richmond by its City Beautiful-inspired planning, including the curvilinear street pattern and cohesive architectural character. As one of the earliest buildings in Sea Cliff development and as the work of the primary builder for the development, the subject property appears to be historically significant as a contributor to a historic district that embodies the distinctive characteristics of the initial development period of the Sea Cliff neighborhood.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The façade of the building has been altered by the removal of the original entry stair that led to the extant second floor entry. The building may also have been shingled when constructed, according to the account of a neighbor, and the building permit record indicates that a wooden balcony was removed from the front façade in 1957. Although not confirmed by documented evidence, the brickwork at the ground level and second floor level appears to be a later alteration, possibly installed when the entry was relocated to the ground floor. Despite these changes in the building's appearance, the building retains sufficient elements of its original design to relay its significance as part of the early development of the Sea Cliff neighborhood.

¹ McGrew, Patrick. Argonaut, V. 15, No. 2, Winter 2004. Referenced in Supplemental Information Form.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

- Form and massing
- Fenestration pattern
- Wood ornamentation
- Original windows and doors

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 5/25/2012
Tina Tam, Senior Preservation Planner

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: _____

Project Description

The proposed project is to remove the brick balcony and retaining wall structure at the front façade, to replace the brick wall cladding with stucco to match the material at the upper floors, to relocate the front door from the current breezeway location to the front of the building at the ground floor, and to salvage the original door and sidelights currently at the second floor level to use at this new entry location. The door and sidelights at the second floor would be replaced with new windows that match the existing windows at this level in terms of configuration and details. The project also involves widening the garage and installing a new door.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or

avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project will not have a significant impact on the potential Sea Cliff historic district. The work will remove a brick feature from the front façade that does not contribute to the historic character of the subject building or to the character of the historic district. The structure may be a remnant of the original entry stair, but in its current modified form it does not relay its historic relationship to the building's original second floor entrance and instead reads as a terrace and retaining wall. It also appears likely that the brick material is not original to the building due to its detailing and rarity as a material in the district. The brick detailing is not incorporated into the stucco or wood cladding and ornament found on the rest of the building.

The reintroduction of the entry at the front wall will somewhat restore the building's original relationship to the street. Retaining and reusing the original entry door and sidelights in this new location will preserve a character-defining feature of the façade and restore the feature's function as the main entry to the home, which cannot be achieved in its current location. Furthermore, there appears to have been a service entry at this level historically, giving precedent to relocating an entrance to this location. The new opening will not remove any character-defining features of the façade. Likewise, the modifications to the garage will not remove any character-defining features of the façade and will be compatible with the overall character of the building and district.

Lastly, the introduction of stucco at the two lower levels will create a more cohesive appearance for the front façade that is in keeping with the material treatment of other buildings in the potential district. Also, as noted, the brick does not appear to be an original feature of the building and, moreover, is painted and conveys no historical significance for the building or district. Therefore, replacement of the brick cladding with stucco to match the stucco cladding material at the upper floors and secondary facades will retain the overall architectural character of the building and of the potential district. For these reasons, the project will not cause a significant adverse impact to the subject building or to the potential historic district.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

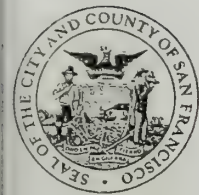
Date: 5/25/2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File









SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.1141E
Project Title: Glen Canyon Park Renovation
Zoning: P (Public) Use District
OS (Open Space) Height and Bulk District
Block/Lot: 7560/002
Project Sponsor: Karen Mauney-Brodek, Recreation and Park Department (RPD)
(415) 575-5601
Staff Contact: Chelsea Fordham – (415) 575-9071
Chelsea.Fordham@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project is the renovation of Glen Canyon Park, located in the Glen Park and Diamond Heights neighborhood. The Glen Canyon Park encompasses approximately 70 acres situated in a canyon that runs from Portola Drive to Bosworth Street on an entire city block. The park currently has a rolling terrain with flat areas programmed for various uses, including the 14,675 square-foot (sf) Glen Canyon Recreation Center, a children's play area, two tennis courts, two baseball fields, and open pathways with various paths and trails. The rolling terrain of the park is designated as the Glen Canyon Park Natural Area under the RPD Significant Natural Resources Area Management Plan (SNRAMP) and encompasses 60 acres of the 70-acre park. The proposed project would be located on the flat programmed area of the park and would not involve any work in the Glen Canyon Park Natural Area.

**GOVERNMENT
DOCUMENTS DEPT**

EXEMPT STATUS:

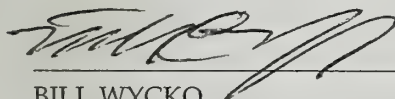
JUN 22 2012

Categorical Exemption, Class 1, 3, and 4 [State CEQA Guidelines Section 15301, 15303, and 15304]

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: Karen Mauney-Brodek, Recreation and Park Department
Supervisor Scott Wiener, District 8
Historic Preservation Distribution List

Bulletin Board
V. Byrd, M.D.F

PROJECT DESCRIPTION (continued):

The proposed renovations of Glen Canyon Park include: 1) new entry pathways; 2) a new entry plaza drop-off/loading area along Elk Street; 3) sidewalk and pedestrian improvements to Elk Street; 4) improved trails; 5) tennis court relocation and renovations; 6) replacement and relocation of the children's playground equipment; 7) installation of landscaping and seating; 8) removal of 49-61 trees and replanting of 80-100¹ new trees; 9) improving the road surface of Bosworth Street and Alms Road leading to the Glen Park Recreation Center and Silver Tree facility² to meet fire department access requirements; and 10) renovations to the Glen Canyon Park Recreation Center including installation of accessible bathrooms, repair/replacement of the buildings heating system, and repair of the gymnasium floor. No modifications would be made to the exterior of the Glen Canyon Park Recreation Center.

Project construction would take approximately 12 months and would require standard earth-moving equipment for grading and large trucks for hauling.

REMARKS:Historic Architectural Resources:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the proposed project would not have a significant impact on historic resources.³ In making its determination, the Planning Department reviewed a consultant-prepared Historic Resource Evaluation (HRE) provided by the project sponsor.⁴

The Department determined that the Glen Canyon Recreation Center, completed in 1938, is eligible for listing in the California Register of Historic Resources as an individual resource under Criterion 1 (Events) and Criterion 3 (Architecture) for its association with the San Francisco Recreation Commission's 1930s expansion of the City's recreation facilities and implementation of New Deal programs. The clubhouse is also the work of master architect William G. Merchant. The Recreation Center has undergone few modifications and appears to retain its integrity. No other historic resources have been identified within Glen Canyon Park.

Since the Glen Canyon Recreation Center was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. The Planning Department determined that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. Overall, the project appears to be

¹ The amount of trees to be removed and replanted will be determined after further evaluation of the tree conditions and site plans are further developed.

² The Silver Tree facility is an outdoor recreation day camp facility within Glen Canyon Park.

³ Glen Canyon Park Renovation Memorandum, by Shelley Caltagirone, Preservation Planner, April 19, 2012

⁴ Carey & Company, *Historic Resources Evaluation, Glen Park Recreation Center*, August 29, 2011, on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of Historic Preservation Address Files.

in keeping with the *Secretary of the Interior Standard's for Rehabilitation for Historic Resources* (Standards). Moreover, it does not appear that the proposed alteration would have a significant adverse impact on any off-site historic resources as no known resources are located in the immediate area. The proposed repairs to the Recreation Center include installation of Americans with Disabilities Act (ADA) compliant bathrooms, repair/replacement of the buildings heating system, and repair of the gymnasium floor. The repair of the gymnasium floor would be in-kind to match the materials, in terms of design, color, texture, and materials. Likewise, repair and replacement of the heating system would have no impact to character-defining building features. The installation of ADA bathrooms would not impact any character-defining features and the work would be differentiated as a contemporary alteration and would not create a false sense of history. The proposed landscape work would have no adverse affect on the setting of the historic resource as it would create minimal change that is in keeping with the historic evolution of the park. For these reasons, the Glen Canyon Park Renovation project would have no adverse impact on historic resources.

Biological Resources:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department also determined that the proposed project would not have a significant impact on biological resources, as described below.

The San Francisco Board of Supervisors adopted legislation that amended the City's Urban Forestry Ordinance, Public Works Code Sections 801 et. seq., to require a permit from the Department of Public Works (DPW) to remove any protected trees, except when they are within properties under the jurisdiction of RPD, in which case they are exempt from the requirement.⁵ Protected trees include landmark trees, significant trees, or street trees located on private or public property anywhere within the territorial limits of the City and County of San Francisco. Article 16 of the San Francisco Public Works Code, the Urban Forestry Ordinance, provides for the protection of "landmark" trees, "significant" trees, and street trees. Landmark trees are designated by the Board of Supervisors upon the recommendation of the Urban Forestry Council, which determines whether a nominated tree meets the qualification for landmark designations by using established criteria (Section 810). Significant trees are those trees within the jurisdiction of the Department of Public Works, or trees on private property within 10 feet of the public right-of-way, that meet certain size criteria. To be considered significant, a tree must have a diameter at breast height of more than 12 inches, a height of more than 20 feet, or a canopy of more than 15 feet (Section 810(A)(a)).

The project site is under the jurisdiction of the RPD, and the project is therefore exempt from the above provisions. Nonetheless, RPD commissioned an assessment of all trees within the project boundaries. The proposed project would result in removal of 49-61 trees on the project site and planting of 80-100 new

⁵ San Francisco Planning Department, Director's Bulletin No. 2006-01, May 5, 2006, Planning Department Implementation of Tree Protection Legislation, page 2,
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/db2006_01treedisclosuredirector.pdf.

trees. The tree assessment for proposed project identified that there are no significant, landmark, or street trees on the project site.⁶

Hortscience conducted a tree assessment for the proposed project which included the following: a survey of 627 trees within Glen Canyon Park; description of the trees; an assessment of the suitability for preservation of each tree; a tree risk assessment; evaluation of the project impacts and proposed actions; and guidelines for tree preservation during the design, construction, and maintenance phases of development.⁷ Of the 627 trees surveyed; approximately 275 would be within or immediately adjacent to the project area.

All of the 275 trees surveyed for the proposed Glen Canyon Park renovation project were installed as landscaping and none are native to the project site. The results of this survey are summarized below.

The tree survey evaluated 275 trees, which represented 10 different tree species. The most frequently occurring tree species were Blue Gum, Eucalyptus, Monterey Pine, Monterey cypress, and Blackwood acacia. The overall tree health was good to fair with 121 trees in each category, and 154 trees in poor condition. The tree survey rated each of the 275 trees for suitability for preservation based upon their health, structural integrity, species response, tree age and longevity, and species invasiveness. Additionally, a tree risk assessment was conducted to determine the potential for a tree or one of its parts to fail, and in doing so, injure people or damage property.

Based on the results of the tree risk assessment, tree survey, and the location of the proposed project, it was recommended that 60 trees should be preserved and 190 trees should be removed. The tree assessment recommends removal of 176 trees as a result of poor suitability for preservation and removal of 14 trees due to the fact that they would be impacted by the proposed project. However, the project sponsor is proposing the removal of 49-61 trees for the proposed project. The majority of tree species to be removed would include Bailey acacia, Blackwood Acacia, Blue gum eucalyptus, Lawson's Cypress, Monterey Pine, and Siberian Elm. Additionally, RPD would replant 80-100 new trees with the following proposed species: California Buckeye, Western Redbug, Red Osier Dogwood, Silk Oak, Pacifica Wax Myrtle, Mediterranean Olive, Plum, Coast Live Oak, and Coffeeberry.

The tree assessment also includes tree preservation guidelines that would be implemented during construction activities. These tree preservation guidelines includes establishment of a tree protection zone, installing protective fencing around all trees to be preserved, and providing a consulting arborist during all construction activities including grading, utilities, drainage, and landscape plans.⁸

The only potential for adverse effect on biological resources is the loss or destruction of active bird nests. Bird nesting, protected under the federal Migratory Bird Treaty Act (MBTA), may occur in the project area. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and seabirds. As described

⁶ Tree Assessment and Preservation Plan, Glen Canyon Park, San Francisco, CA, Prepared by Hort Sciences Inc. for the Recreation and Park Department, City of San Francisco, January 2012. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2011.1141E.

⁸ Ibid, HortSciences

above, a number of non-native trees would be removed from the project. To reduce potential for effects on nesting birds from non-native tree removal, construction should occur outside the bird nesting season (January 15 to August 15). Bird nesting season is generally recognized to be from March 15 to August 15 in most areas of California, but can begin as early as January 15 in the San Francisco area. If construction during the bird nesting season cannot be fully avoided, preconstruction nesting surveys should be conducted prior to work in order to comply with the MBTA. The MBTA makes it unlawfully to "take" (kill, harm, harass, shoot, etc.) any migratory bird listed in 50CFR 10, including their nests, eggs, or young. Pursuant to the MBTA, the project sponsor will conduct preconstruction bird nesting surveys within seven days of the start of construction (i.e., active ground disturbance). If active nests are located during the preconstruction bird nesting survey, the project sponsor is required to contact the California Department of Fish and Game for guidance on obtaining and complying with a Section 1081 Agreement, which may include setting up and maintaining a line-of-site buffer area around the active nest and prohibiting construction activities within the buffer; modifying construction activities; and/or removing or relocating active nests.

As described above, the proposed project would not conflict with any local policies or ordinances protecting biological resources; affect any rare, threatened, or endangered species; diminish habitat; or conflict with any policies or ordinances protecting trees. Therefore, the proposed project would not result in any impact to biological resources.

Cumulative Impacts:

In addition to the proposed project, there are two other separate proposed projects within Glen Canyon Park. The Significant Natural Resource Areas Management Plan (SNRAMP)⁹ has proposed management action plans for the Glen Canyon Park Natural Area. These proposed management actions include trail improvements, erosion control projects, maintenance of sediment dams, habitat restoration, removal of 120 blue gum eucalyptus, and restoration of native plant species. Additionally, the 2012 Recreation and Park Department (RPD) General Obligation Bond¹⁰ has proposed improvements to Glen Canyon Park including landscaping, replacement of the park's natural turf fields and lawn areas with replaced seed and/ or sod, renovations to the Glen Canyon Recreation Center, and construction of a 4,500-sf addition to the existing Recreation Center. The environmental review for the General Obligation Bond project determined that the proposed improvements to the Glen Canyon Recreation Center would not have an impact on historic or biological resources; therefore, the proposed project would not contribute to any cumulative historic or biological resources impacts.¹¹ The Draft Environmental Impact Report (DEIR) for the SNRAMP project found that the biological resources impacts to the Glen Canyon Park Natural Area would be less than significant; therefore, it is not anticipated that the proposed project combined with the SNRAMP project would result in a cumulatively considerable contribution to a significant impact on

⁹ Significant Natural Resource Areas Management Plan DEIR, available for review at <http://www.sf-planning.org/index.aspx?page=1828>

¹⁰ Recreation & Park Department 2012 General Obligation Bond Certificate of Determination Exemption from Environmental Review. City of San Francisco, April 2012. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2011.1359E.

¹¹ Recreation & Park Department 2012 General Obligation Bond Certificate of Determination Exemption from Environmental Review, Ibid.

biological resources. Additionally, the construction of the proposed project would not occur within the same time period as SNRAMP or the General Obligation Bond project, and would therefore not result in any cumulative impacts associated with construction activities. Construction and operation of the proposed project, when combined with these two projects, would not result in a cumulatively considerable contribution to a significant impact on cultural or biological resources or any other environmental resources.

EXEMPT STATUS:

CEQA State Guidelines Section 15301, or Class 1, provides an exemption for existing facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipments, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Additionally, Class 1(c) provides an exemption for the repair and maintenance of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities. The proposed Glen Canyon Park Renovation project includes minor renovations to the Glen Canyon Park Recreation Center. Additionally, the project would include new entry plaza drop-off/loading area along Elk Street, sidewalk and pedestrian improvements to Elk Street, and improving the road surface of Bosworth Street and Alms Road. Therefore, the proposed project meets the criteria for exemption under Class 1.

CEQA State Guidelines Section 15303, or Class 3, provides an exemption from environmental review for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Class 3 also provides an exemption for accessory structures including garages, carports, patios, swimming pools, and fences. The proposed project includes replacement and reconstruction of the tennis court and replacement the children's playground equipment. Therefore, the proposed project meets the criteria for exemption under Class 3.

CEQA State Guidelines Section 15304, or Class 4(b), provides an exemption for new gardening, including the replacement of existing conventional landscaping with water-efficient or fire-resistant landscaping. Landscaping under a Class 4 exemption includes walls, fences, walkways, irrigation systems, as well as plant materials. The project would require minor alterations of the land and vegetation, including removal of 49-61 trees and replanting of 80-100 new trees, installation of new entry pathways and trails, and installation of landscaping and seating. Therefore, the proposed project meets the criteria for exemption under Class 4.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on cultural resources or biological resources. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1721-1731 Haight St.	BLOCK/LOT(S) 1248/023
---	--------------------------

CASE NO. 2012.0145F	PERMIT NO. n/a	PLANS DATED n/a
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- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

Adt

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed:
GO TO STEP 5

☐ Project does not conform to the scopes of work:
GO TO STEP 5

☐ Project involves 4 or more work descriptions:
GO TO STEP 5

☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Facade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated: 05/31/2012

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

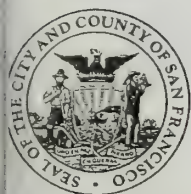
☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date May 31, 2012
Case No.: 2012.0145E
Project Address: 1721-1737 Haight Street
Zoning: Haight Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 1248/023
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 1721-1737 Haight Street, is located on a large rectangular-shaped lot measuring 75 feet by 100 feet on the south side of Haight Street between Shrader and Cole Streets in the Haight/Asbury neighborhood. The property is located within the Haight Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a one-story commercial building originally constructed as a restaurant and four storefronts in 1907 by owner Paul Barbieri. Currently, the wood-frame building is divided into two units, a restaurant and a single storefront occupied by the now defunct Red Vic Theater. The building has been stripped of its period detailing and is clad in plywood at the storefront/base, with sections of vertical wood siding and stucco above. The building is capped by flat roof defined by a simple horizontal cornice. The building is currently vacant.

Pre-Existing Historic Rating / Survey

The subject property is not included in any historic resource surveys or listed in any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1907).

Neighborhood Context and Description

The immediate area consists largely of one-to-four-story mixed use properties with ground floor retail and residential units above. The properties in the area were largely constructed between 1900 and 1910, with several properties from the late 20th century near the intersections of Haight/Stanyan Streets and Haight/Cole Streets. Predominant architectural styles in the area include variations of 20th Century Commercial, Italianate, Edwardian, Classical Revival, and Modern. Many of the properties in the area have altered storefronts, and several have been stripped of period detailing on the upper stories. Select buildings retain historic fabric on the upper stories and some original storefronts remain.

Streetcar Suburb

1721-1737 Haight Street was constructed in 1907. Sanborn maps from 1913-1915 and 1950 show that the property was originally divided into four storefronts and one restaurant with a one-story free-standing barn located at the rear of the lot (constructed in 1911). The Supplemental Information Form prepared for the property and additional research conducted by Planning Department staff has not revealed any significant events directly associated with the property, and the building does not appear to be individually eligible for listing in the California Register under this Criterion.

In the 1890s, the area around Golden Gate Park began to rapidly develop as streetcar lines extended into this area, making way for new residential development near the park. The original development period of the Haight and Ashbury Street neighborhood spans approximately 10 years (1900 – 1910) and is represented by a variety of architectural styles. As a whole, this short development period reflects the establishment of the east end of Haight Street as a streetcar suburb during the first decades of the 20th century. The No. 6 Hayes and Masonic streetcar line was established in 1906 and ran from the Ferry Building to the Inner Sunset. The streetcar line was re-routed along Haight Street in 1916 and served the neighborhood until 1948, when it was replaced by motorized coaches and trolleys. Buildings associated with this development period include the Haight Street Car Barn, which was located at 1845 Haight Street between Stanyan and Shrader streets (the current site of the Amoeba Music store), as well as two hotels, numerous stores, residential flats, two apartment buildings, two theaters, and a grammar school. Although many of these buildings survive, later alterations have compromised the integrity of these buildings, diminishing the association of the neighborhood with this period of development.

The Summer of Love

1721-1737 Haight Street is located within the boundaries of a potential historic district associated with the establishment of the Hippie Movement/Summer of Love in San Francisco in the late 1960s. The Summer of Love was an important event associated with political and cultural shifts in San Francisco and the U.S. in the late 1960s. This event is closely associated with the stretch of Haight Street between Stanyan Street and Golden Gate Park to the west and Central Avenue and Buena Vista Avenue to the east, which served as a backdrop to the establishment of the Hippie movement during the late 1960s. Historic photographs providing views down Haight Street in the 1950s and early 1960s show an intact 20th century streetcar suburb with original storefronts, streetcar tracks, modest projecting signage and extant historic building fabric. Further research and evaluation would be required to conclude whether there is enough integrity left for the potential historic district to qualify for listing on the California Register.

The Haight and Ashbury Street neighborhood underwent much change during the second half of the 20th century, including the replacement of storefronts, removal of architectural ornament, removal of the street car tracks in the center of Haight Street and other exterior changes. Several new businesses opened along Haight Street in the mid-1960s, including the Psychedelic Shop at 1535 Haight Street in 1966 and other shops targeted to appeal to the young, nonconformist population moving into the neighborhood. The establishment of these businesses began to change Haight Street's commercial character as stores and services evolved. More research would be required to determine how many of these 1960s era shops are still in operation.

The subject building is located within the potential Haight and Ashbury Street Historic District, roughly bounded by Stanyan Street and Central Avenue along Haight Street. The historic district appears to be

eligible for listing in the California Register under Criterion 1 (Events) for its association with the development of the Hippie Movement/Summer of Love in San Francisco. This potential historic district has not been formally surveyed or evaluated. For the purposes of this HRER Response, the subject property at 1721-1737 Haight Street was examined for its possible contribution to the potential historic district and no other buildings within the potential district boundary were evaluated in detail.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: ☐ Contributor ☒ Non-Contributor

Based on the information provided by the project sponsors, Robert and Elisabeth Rix, found in the Planning Department files, and preliminary research conducted on the Haight and Ashbury Street neighborhood for historic context, Preservation staff finds that the subject building is eligible for inclusion on the California Register as a non-contributor to a potentially eligible historic district under Criterion 1. This potential district requires further, in-depth evaluation to determine eligibility for listing in the California or local registers including the identification of a period of significance, applicable significance criteria, integrity and contributing/non-contributing features.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Overall, the Haight and Ashbury Street neighborhood can be characterized as an example of a Victorian, streetcar-suburb that underwent major alterations in the mid to late twentieth century. The neighborhood appears to be significant as a historic district as the pilgrimage site for approximately 100,000 persons who migrated to San Francisco in the late 1960s to join the Summer of Love/Hippie movement.

The neighborhood today does not display the architectural congruity necessary to qualify for listing under Criterion 1 for its early history as a streetcar suburb, but does appear to be eligible for listing under Criterion 1 for its significance associated with the Hippie Movement/ Summer of Love.

Although a survey has not yet been completed, based upon the historic context themes associated with the neighborhood, contributing building to the potential historic district would include surviving community housing from the late 1960s, sites where important artists and activists lived during the Summer of Love, as well as commercial and institutional buildings that served the estimated 100,000 people who migrated to Haight Street and Golden Gate Park in 1967-68 (example: Haight Ashbury Free Medical Clinic, established in 1967).

1721-1735 Haight Street served as commercial storefronts during the Summer of Love and no significant associations have been linked between the occupying businesses and the larger Summer of Love context. Although a potential California Register-eligible historic district does appear to exist in the neighborhood, the property at 1721-1737 Haight Street would be a non-contributor to this district due to lack of association with potential Haight and Ashbury Street Historic District context and significance.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The property was owned by Paul Barbieri from 1909 until 1944. Originally the property contained a restaurant and four stores. Barbieri was influential both in the Italian community in San Francisco and the Haight and Ashbury Street neighborhood in the early 20th century. According to the publication "History of San Francisco in 3 Vols", Barbieri was the director of the Italian American Bank, president of the Italian Building & Loan Association, president of the Western Addition Club, and president of the Haight Street Improvement Association. He was also one of the principal owners of the Montgomery Block Real Estate Association.¹ Although Barbieri was influential in the local community in the early 20th century, he is not recognized as contributing significantly to San Francisco's local, regional or national past. Additionally, there is no evidence that Barbieri's ownership of the subject property is tied to his participation in various community organizations or the Montgomery Block.

Barbieri's daughters, Minette Wagner and Clorinne F. Trobock, owned the property from 1944 until 1964. Teris F. Lombard was the owner from 1964 until 1970. In 1970, Dewey and Margarette Wilson took ownership and retained ownership until at least 1977. In 1982 the property was sold by Surety Insurance of California to Joseph and Anna Simon (principals of Grand Bayou). The property was sold to Robert and Elisabeth Rix in 1990 and the Rix's still own the property today.

¹ Lewis Francis Byington. *History of San Francisco in 3 vols.* S.J. Clarke Publishing Co, Chicago: 1931, p. 279-291)

During the late 1960s, the following business occupied the subject property.

1966:

- 1721 Haight - Nite Owl Café,
- 1725 Haight - Golden Cask Tavern,
- 1731 Haight - Cleaners and Dryers
- 1737 Haight - Johnson's Furniture Store and Moving Service.

1967-1968:

- 1721 Haight - Vacant
- 1725 Haight - Golden Cash Tavern
- 1731 Haight - Star Cleaners and Dryers
- 1737 Haight - Chef's Bar B-Que

The 1969-1970 Polk San Francisco City Directory indicates that the occupants of the subject property remained the same, except 1731 Haight was vacant at this time. By 1972, 1725 Haight was also vacant.

The current businesses occupying the building include the former Red Vic Theater (in operation from 1990-2011, now vacant) and the Alembic restaurant (opened in 2006).

Based on the consultant report and Planning Department records, no persons of known historical significance appear to have been associated with the subject building. Therefore, 1721-1737 Haight Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

While 1721-1735 Haight Street was constructed in 1907, retains the majority of its original features, and is a good example of an early 20th Century commercial building, it is not eligible for listing on the California Register as an individual resource under Criterion 3. The subject building is not a unique example of this period or style of architecture and was not constructed by a master architect.

1721-1735 Haight Street does not appear to relate to any potential historic district or important context in the neighborhood. There are a variety of early 20th century commercial buildings in the area representing a variety of architectural styles. The subject property is not distinctive and does not represent any architectural context related to the potential Haight and Ashbury Street Historic District, which is significant under Criterion 1 for its association with the development of the Hippie Movement/Summer of Love in San Francisco.

Therefore, 1721-1737 Haight Street is not eligible for listing in California Register under Criterion 3 either individually or as part of a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject

property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

1721-1737 Haight Street was determined not to meet any of the criteria that would identify it as individually eligible for the California Register of Historical Resources. The subject property would be considered a non-contributing resource to the potential Haight and Ashbury Street Historic District. Therefore, analysis of integrity was not conducted.

An analysis of the integrity of the historic district would need to occur to determine if the district has sufficient integrity for listing in the California Register.

Step C: Character Defining Features

For the potential Haight and Ashbury Street Historic District the character-defining features would include but are not limited to:

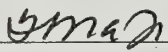
- Uniform street wall
- Lack of front setback
- One-to-four-story height
- Mixed use properties with ground floor retail and residential units above.
- Original or altered storefronts dating to early 20th century, or mid-20th century modifications
- Institutional, residential or commercial use associated with the Hippie movement/Summer of Love context.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 6/5/12



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 124 Ellsworth St.	BLOCK/LOT(S) 5649/007
--------------------------------------	--------------------------

CASE NO. 2012.0138 E	PERMIT NO. N/A	PLANS DATED 2/13/12
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- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station; auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

**GOVERNMENT
DOCUMENTS DEPT**

JUN 22 2012

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PUBLIC LIBRARY**

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3



STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☒ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

per HRER
2012.0138E

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

Per attached HPER.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: May 25, 2012
Case No.: 2012.0138E
Project Address: 124 Ellsworth Street
Zoning: RH-1 (Residential, House, Single Family)
40-X Height and Bulk District
Bernal Heights Special Use District
Block/Lot: 5649/007
Date of Review: May 25, 2012 (Part I)
Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9068
monica.pereira@sfgov.org
Tara Sullivan (Preservation Planner)
(415) 558-6258
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1650 Mission St.
Suite 400
San Francisco,
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Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

124 Ellsworth Street is located on the west side of the street mid-block between Powhattan and Eugenia Streets in the Bernal Heights neighborhood. It is located in the south slope of the neighborhood and is one block north of Cortland Avenue. The subject building is located on a 1,749 square-foot, rectangular shaped lot that measures 25 feet in width, 70 feet in depth within a RH-1 (Residential, House, Single-Family) Zoning District, 40 -X Height and Bulk District, and is within the Bernal Heights Special Use District.

Water Department records show that 124 Ellsworth Street was tapped into the City's water system in 1911, but the Assessor's records state that the building was constructed in 1904 by an unknown builder. The building is 4 feet-6 inches setback from the front property line is designed in a vernacular style with Queen-Anne detailing. The building features a plain ground floor with a garage opening at the southern side and an "L" shaped entrance stairs to the main entrance on the first floor. The first floor has a recessed entrance centrally located with an angled bay window on the southern side of the façade and a single window opening on the northern side of the façade, both featuring simple window surrounds. There is a metal gate at the residential opening. The attic floor projects out to the plane of the front bay window and is separated with a simple horizontal wood panel. The attic has a front-facing gable with simple cornice and a pair of windows and surround in the center. All windows sashes are aluminum sliders, and the building is clad in horizontal lap wood siding. There is no architectural ornamentation or detailing on the building. The rear (south) elevation is simple with wood siding, aluminum slider sash windows, and a shed addition.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further

Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1904).

Neighborhood Context and Description

The subject property is located in the Bernal Heights neighborhood, which is a large area in the southeast portion of the city above Bayview Hunters Point. Bernal Heights boundaries are Cesar Chavez Boulevard (formerly Army Street) to the north, Alemený Boulevard to the south, Mission Street to the west and Interstate 101 to the east. Within Bernal Heights, there are three distinct sub-neighborhoods – the east, north and south slopes - with Bernal Heights Park serving as the dividing line. 134 Ellsworth Street is located in the south slope above the main neighborhood commercial street, Cortland Avenue.

In the mid-to-late 19th century, the Bernal Heights neighborhood was largely rural cow pastures farmed by Swedish, German and Irish immigrants. In 1860, a railroad and horse car line linked the neighborhood to the rest of the City and sparse residential development occurred—largely consisting of one- and two-story single-family and two-family dwellings, interspersed with occasional neighborhood-serving, ground-floor retail stores.

Bernal Heights was spared the 1906 earthquake and fire due to its topography and geology (being constructed on bedrock). The north slope of Bernal Heights played a large role in the reconstruction efforts, since Precita Park was used as an earthquake refugee camp. The north slope of Bernal Heights saw a large boom in residential development between 1906 - 1910, with one and two-family dwellings being constructed. Many residences were constructed from the materials of the earthquake refugee shacks. As noted by one author, over 600 residences were constructed in the year after the 1906 Earthquake and Fire.¹ The south slope's residential development occurred with the extension of the streetcar line down Mission Street and along Cortland Avenue. By the 1930s, Bernal Heights had been largely developed with one- and two-family residences. Subsequently, the Bernal Height neighborhood did experience other notable events, including the construction of the freeways in the late 1940's/early 1950's, the threat of redevelopment in the 1960s, the development of the Bernal Heights Neighborhood Center in 1978, and the evolution of Cortland Avenue as the commercial hub of the neighborhood.

The immediate area surrounding 124 Ellsworth Street consists of one and two-story single-family dwellings. Many of the dwellings have garages at the ground floor and small attic eaves. Building dates range from late 19th century to the early twentieth. Many buildings were constructed from 1906 – 1912, with many contemporary homes from the 1950's – 1960's interspersed. Architectural styles that are present in this area include front facing gable vernacular Queen Anne's, Mediterranean Revival, and Contemporary. Many properties have been altered

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be

¹ Bernal History Project, *Images of America: San Francisco's Bernal Heights* (Arcadia Publishing, 1907) Pg. 8.

eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based upon information provided by the project sponsor and found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register either individually or as a contributor to a potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

124 Ellsworth Street was constructed between 1904 – 1911 and does meet the pattern of development of Bernal Heights. However, to be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building does not qualify individually under this Criterion because there has not been a significant event associated with the subject property. Its construction around the events of 1906 does not in itself qualify as significant under Criterion 1.

The general development of portions of Bernal Heights from remote farmland and the residential construction boom immediately after the 1906 earthquake and fire may qualify as a significant event in the history of San Francisco and may be eligible for inclusion as a historic district on the California Register. The period of significance would be from approximately 1880 – 1914. While there may be a qualifying historic district(s) in portions of Bernal Heights, much of the surrounding neighborhood around 124 Ellsworth Street was constructed outside the period of significance. As previously noted, the blocks do not have a consistency in building dates to fully represent the development of Bernal Heights. Staff finds that there are portions of Bernal Heights that better represent the development of the area, such as the north slope and blocks to the west near Mission Street, than the blocks around 124 Ellsworth.

It is therefore determined that the subject property is not eligible individually for the California Register under Criterion 1 and that this portion of the south slope of Bernal Heights does not qualify as an California eligible historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past. Research does not indicate that 124 Ellsworth Street is associated with the lives of important persons in our past. Documentation shows that the earliest owner on record was Ivan Anderson (1907-1910). Subsequent owners include Mary J. Shea (1910 - 1911), George J. & Beatrice Batz (1911), Philip W. Montrouil (1911 - 1915), George R. & Florence H. Assheton (1915 - 1949), Arthur O. & Minnie Hoberg (1949 - 1952), Guillermo J. & Doria A. Saravia (1952 - 1954), Arnon & Martha A. Tolon (1954 - 1961), Early J. & Mattie B. Tolon (1961 - 1972), Barbara J. Davies (1972), Saxe Realty Co. (1972 - 1990). The current owners purchased the property in 1990. Records indicate that neither the current owners nor any of the previous owners of the property were important to our local, regional or national past.

Therefore, 124 Ellsworth Street is not eligible for listing under California Register Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

124 Ellsworth Street was constructed in 1904 in a vernacular Queen Anne style. It is one of several buildings in the immediate neighborhood that dates from this period, and these properties have similar characteristics of a particular style of Queen Anne architecture, such as front-facing gable roof, attic windows, overhanging attic floor, bay windows, and simple ornamentation. However, 124 Ellsworth Street has been stripped of all detailing – the window and door surrounds are plain boards, all brackets and cornice detailing has been removed, and there is no ornamentation on the building. 124 Ellsworth Street does not rise to a level of being a distinctive or excellent example of Queen Anne residential buildings, and is not eligible individually under this Criterion.

As discussed in Criterion 1 above, the development of portions of Bernal Heights is significant to the history of San Francisco. While there are clusters of buildings in this part of the south slope that were constructed around the 1906 earthquake and fire, they are interspersed with buildings that date from other periods and have different architectural styles, largely Mediterranean Revival and Contemporary. There is not a sufficient concentration of properties in the neighborhood that have distinctive characteristics of the architectural style dating from the period of significance identified above (1880's - 1914). It does not appear that there is a potential historic district in this portion of south slope of Bernal Heights based on Criterion 3 that qualifies for the California Register of Historical Resources.

It is therefore determined that the subject property is not individually eligible for the California Register under Criterion 3 and that this portion of Bernal Heights does not qualify as an California eligible historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a

property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 124 Ellsworth Street was determined not to be significant under the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 124 Ellsworth Street was determined not to be significant under the California Register of Historical Resources, analysis of character-defining features was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 6/5/12
Tina Tam, Senior Preservation Planner

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Michael Smith, Current Planning



24 E WSMOUTH ST

17 10 20 2



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS

3946 - 3948 25th St.

BLOCK/LOT(S)

65 36/01b

CASE NO.

2017 - 1345 E

PERMIT NO.

2012 - 0119.2501

PLANS DATED

12/15/11

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:

Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

B

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 5**

☒ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

Per attached
HPSR
2011.2011
134

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

☐ Project is **not** listed:

GO TO STEP 5

☐ Project **does not** conform to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION

(To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date May 15, 2012
Case No.: 2011.1345E
Project Address: 3946-3948 25th Street
Zoning: RH-2 (Residential, Two-Family)
40-X Height and Bulk District
Block/Lot: 6536/016
Date of Review: May 15, 2012
Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org
Tara Sullivan (Preservation Planner)
(415) 558-6258
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Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

3946-3948 25th Street is located on the northeast corner of 25th and Vicksburg Streets in the Noe Valley Neighborhood. Vicksburg Street is located between Sanchez and Dolores Streets. The subject building is located on a 2,125 square-foot, rectangular shaped lot that measures 25 feet in width, 85 feet in depth within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District.

Water Department records show that 3946-3948 25th Street was constructed in 1892. A two-story building, the primary façade fronts 25th Street and building covers the majority of the lot. The building appears to have several additions, as the building has two roof forms: the main structure has a false front façade with a front-facing (towards 25th Street) gable roof behind a tall parapet and there is a front-facing gable roof addition that faces Vicksburg Street. There is a tall fence with a vehicle-sized door along the property line for the remainder of the lot. The building is constructed in a vernacular Italianate style with a flat front façade (on 25th Street). The original building featured a commercial store at the ground floor which was originally entered at the corner of the building but has since been located on 25th Street. This storefront has been filled in with horizontal wood siding to match the remainder of the building and is used for a two side-by-side garages. There is a projecting storefront cornice that wraps the corner onto Vicksburg Street, with three segmented-headed double-hung window openings at the second floor with a bracketed surround featuring a small hood. The façade terminates with a simple overhanging eave featuring decorative brackets and panels. The Vicksburg Street façade is plain: there are no openings on the front portion of the building, and there is a residential opening at the ground floor mid-lot that features a deeply hanging bracketed hood and surround in the Italianate style. The 'addition' has four window openings (two on each floor) with aluminum slider windows and simple wood surrounds. The entire building is clad in with wide horizontal channel wood siding. The rear (north) elevation is simple and features a second-floor stairs and several window openings.

Pre-Existing Historic Rating / Survey

The subject property was included on the 1976 Architectural Survey. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1892).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. However, John Meirs Horner is the person most associated with Noe Valley's development.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel from Jose de Jesus Noe in 1853. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition. Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys.

The area was spared in the aftermath of the 1906 Earthquake and Fire and settlement in these neighborhoods boomed as Earthquake refugees moved to the area during the reconstruction period (1906 - 1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian descent. The neighborhood was developed for the working class and its early development reflected this. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. Noe Valley's primary development period was from 1880 - 1920, though its higher more remote locations remained undeveloped until the middle of the century which resulted in clusters of mid-century development scattered throughout its higher elevations.

3946 25th Street is located on a residential block that is defined by a mix of single- and multi-family dwellings. Building heights range from one-over-garage to two stories. Records show that buildings were constructed in different periods of Noe Valley's development, which results in a mix of building styles, such as vernacular Italianate, Queen Anne, Stick, Edwardian, Mediterranean Revival, and Contemporary. The 1900 Sanborn Map shows that the lot where the subject property is located originally covered the majority of the block and was a large open space with the commercial store building at the corner. The property directly across the street (northwest corner of Vicksburg and 25th Streets) was undeveloped. The 1900 Sanborn Map also shows that there was a considerable amount of residential development directly across from the subject property along the southern side of 25th Street and along the western side of Vicksburg Street. Many of these properties still exist today, although they have been heavily altered.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: c. 1892	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based upon information provided by the project sponsor and found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register either as an individual landmark or as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

3946 25th Street was constructed at the beginning of Noe Valley's primary development period (1880 – 1914). It was an early commercial use in a largely residential neighborhood. However, to be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building does not qualify individually under this Criterion because there has not been an event associated with the neighborhood that is considered significant. It's mere construction and use does not qualify as a specific or significant event.

The general development of Noe Valley from the Rancho San Miguel to Horner's Addition and the residential construction boom immediately after the 1906 earthquake and fire could qualify as a significant event in the history of San Francisco and could be eligible for inclusion as a historic district on the California Register. The period of significance would be from approximately 1880 – 1914. While portions of Noe Valley could qualify for listing on the California Register, much of the immediate neighborhood around 3946 25th Street was constructed outside the identified period of significance. The blocks surrounding the subject property do not have a consistency in building dates to fully represent the

early development of Noe Valley. Staff finds that there are portions of Noe Valley that better represent the early development of the area than the blocks around 25th and Vicksburg Streets.

It is therefore determined that the subject property is not eligible individually for the California Register under Criterion 1 and that this portion of Noe Valley does not qualify as an California eligible historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past. Research does not indicate that 3946 25th Street is associated with the lives of important persons in our past. Water records show that the property was originally owned by William De Brie until 1906, when it was sold to Clara Kruikel. Subsequent owners include Miriam McAdam (1907 – 1908); Max Weinberg (1908 - 1912); Marguerite Carroll (1912 – 1952), Mary/Dennis Carroll (1952 - 1996), Athena, Alex, Michael Kouloulis (1996 – present). Records do not indicate that neither the current owners nor any of the subsequent owners of the property were important to our local, regional or national past.

Therefore, 3946 25th Street is not eligible for listing under California Register Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

3946 25th Street was constructed in 1892 in a vernacular Italianate style with a flat front façade (on 25th Street). It is one of several buildings in the immediate neighborhood that dates from the late nineteenth century. With the exception of the subject property, most buildings are residential structures. Many of these properties have similar characteristics of late nineteenth century vernacular architecture, with typical details from this period, such as flat-front facades, bay windows, and simple trim. 3946 25th Street also has architectural features and details that indicate it was a commercial structure, such as projecting cornice at the first floor and flat front façade.

There are no official permits that indicate when the commercial storefront infill was removed from the building. In 1960, Section 185 was created in the Planning Code, requiring neighborhood commercial uses that were located within Residential Districts be discontinued within twenty years (1980). 3946 25th Street was subject to these controls and efforts were made to remove the commercial use at this location. Department records tracking this compliance show the building was used as a 'store' until the early 1960's. Photographs from this date show that the ground floor was altered and filled in with vertical panels and multi-pane glass windows (1962). Over the next decade, this space was slowly altered, with the matching horizontal wood siding in place in 1973. The last commercial use was a painting company/contractor in 1978. The garage openings appear to have been added in the 1980's.

While the storefront was removed, the building's original ground floor commercial use is still visually apparent. The storefront cornice remains, and it is clear that this portion of the building has recent infilled. However, 3946 25th Street does not rise to the level of being architecturally significant under Criterion 3.

As discussed in Criterion 1 above, there are portions of Noe Valley that is significant to the history of San Francisco. While there are clusters of buildings in the neighborhood that were constructed around the turn of the nineteenth century near 3946 25th Street, they are not grouped together and are interspersed with buildings that date from other periods and have different architectural styles, such as Edwardian, Mediterranean Revival, and Contemporary. There is not a sufficient concentration of properties in the

neighborhood that have distinctive characteristics of the architectural style dating from the period of significance identified above (1880's – 1914). It does not appear that there is a potential historic district in this portion of Noe Valley based on Criterion 3 that qualifies for the California Register of Historical Resources.

It is therefore determined that the subject property is not individually eligible for the California Register under Criterion 3 and that this portion of Noe Valley does not qualify as an California eligible historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 3946 25th Street was determined not to be significant under the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 3946 25th Street was determined not to be significant under the California Register of Historical Resources, analysis of character-defining features was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *smi* Date: 5/5/12
Tina Tam, Senior Preservation Planner

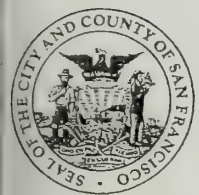
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Michael Smith, Current Planning



South/West Elevation @ Intersection of 25th St. and Vicksburg St.

3946-3948 25th St.





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.0744E
Project Title: Market and Octavia – Central Freeway "Parcel P" (No Address Assigned)
Zoning/Plan Area: Hayes-Gough Neighborhood Commercial Transit District (NCT)
Residential Transit-Oriented Neighborhood District (RTO)
40-X/50-X Height and Bulk Districts
Market and Octavia Neighborhood Plan
Block/Lot: 0831/023
Lot Size: 49,500 square feet
Project Sponsor: Meg Spriggs, Avalon Bay Communities, (415) 284-9087
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves construction of a three- to five-story mixed use development on a 49,500-square-foot (sq. ft.) lot. The 40- to 55-foot residential buildings would include 182 dwelling units (163,655 gross sq. ft. of residential space), ground-floor commercial space (3,750 gross sq. ft.), and a 91-space, below-grade parking garage. Access to the parking garage would be from an improved Hickory Street.

(Continued on next page.)

EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

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REMARKS:

Please see next page.

JUN 19 2012

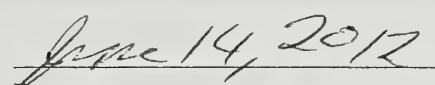
DETERMINATION:

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I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko

Environmental Review Officer


Date

cc: Meg Spriggs, Project Sponsor
Andrea Contreras, EP Division
Pilar LaValley, Preservation Planner
Kevin Guy, Current Planning Division

Supervisor Olague, District Five
Vima Byrd, M.D.F.
Exclusion/Exemption
Historic Preservation Distribution List
Distribution List

PROJECT DESCRIPTION:

The proposed project would remove the existing surface parking lot, trees and temporary community garden structures and improvements, regrade the site, improve the Hickory Street right-of-way through the block along the northerly frontage of the property.

The project site is located on the north side of Oak Street in the Market and Octavia Plan Area, and comprises the block bounded by Laguna Street to the west, Octavia Boulevard to the east, and Hickory Street (primarily an unimproved right-of-way) to the north (See Figure 1). The lot is currently being used on an interim basis as a community garden known as "Hayes Valley Farm", and there is a surface parking lot at the southeasterly portion of the site. The lot was formerly occupied by freeway ramps for the Central Freeway, which were removed by 2003. There are currently no structures on the property, aside from several small temporary buildings associated with the community garden use.

The proposed project is a wood-framed, three- to five-story building over a podium deck. The top of the podium would step down along Oak and Hickory Streets to follow the existing grade as it drops down in elevation from Laguna Street to Octavia Boulevard, an approximately 29-foot elevation change, maintaining a height that would not exceed 55 feet above grade level (see Figure 2, Site Plan).¹ The project would vary in height across the site (see Figure 3, Elevations). Most of the project site (42,300 square feet) is zoned RTO, while the remaining eastern edge (a 7,200 square foot rectangular area along Octavia Boulevard) is zoned Hayes-Gough NCT. The height limit for the RTO portion of the site along Hickory Street is 40 feet, while the remainder of the block under RTO zoning is subject to a 50-foot height limit. The NCT portion of the site is zoned 50-X, with a five-foot height bonus for ground floor spaces. The proposed building heights along Hickory Street range from 39 feet near Laguna Street to 55 feet at Octavia Boulevard. The proposed building heights along Oak Street range from 45 feet at Laguna Street to 55 feet at Octavia Boulevard. Along Laguna Street, would heights range from 39 feet at Hickory Street to 45 feet at Oak Street. Along Octavia Boulevard, the building height would be 55 feet from Oak Street to Hickory Street.

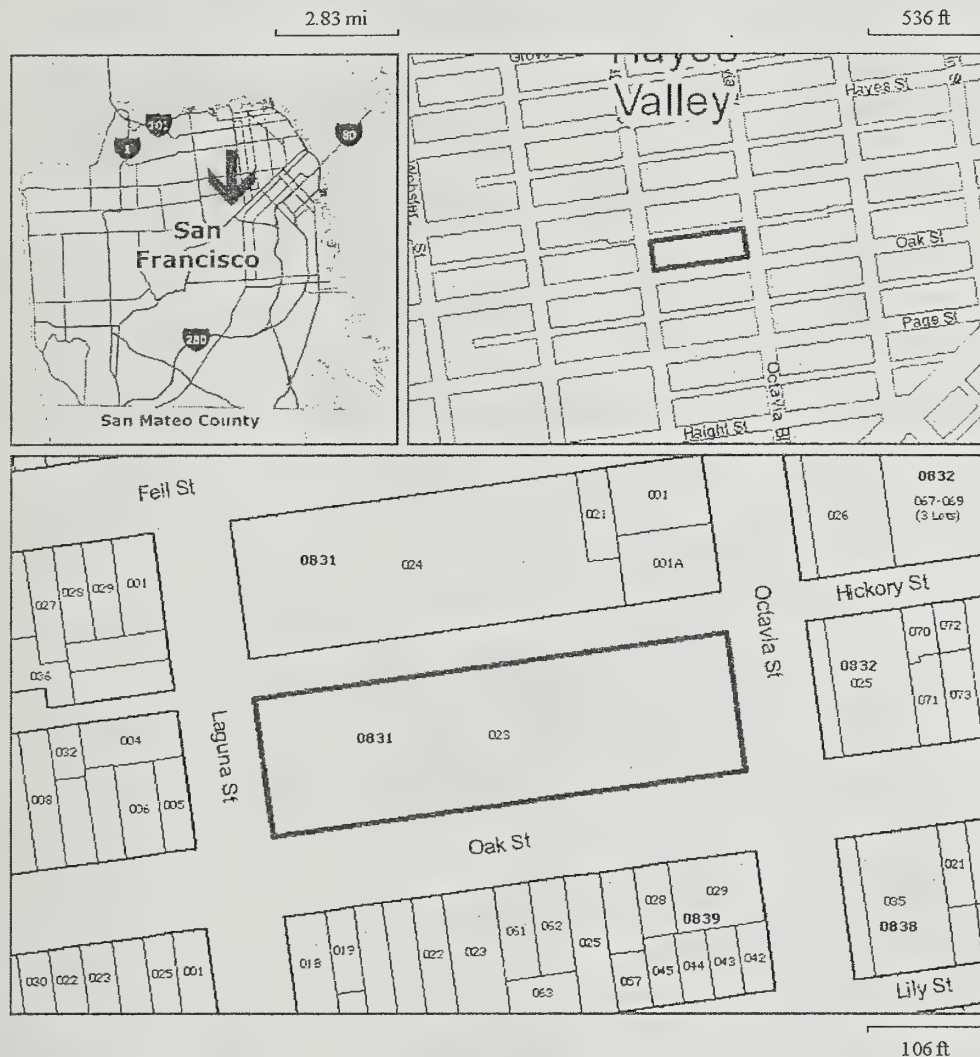
Hickory Street is proposed as a westbound, one-way street. The project's parking garage would be accessed from Hickory Street approximately 70 feet west of Octavia Boulevard. The exit from the garage is located on the west end of Hickory Street, east of Laguna Street. The proposed Hickory Street improvement includes the regrading and paving of the area north of the project site for a 35 foot right-of-way. Hickory Street sidewalk widths would vary between five feet and 14 feet wide with a 12 foot travel lane and no on-street parking. The easternmost width of the travel lane at Octavia Boulevard frontage road would measure 21 feet wide to accommodate garbage collection truck turning and waste collection staging. Hickory Street improvements would be subject to the Better Streets Plan and is envisioned as a Living Alley as described by the Market-Octavia Area Plan Fundamental Design Principles.^{2,3}

¹ Section 263.20 of the Planning Code, Height Limits: Special Exceptions, allows an additional 5-feet in height along major streets in NCT districts for buildings that feature either higher ground floor ceilings for non-residential uses or ground floor residential units (that have direct walk-up access from the sidewalk) raised up from sidewalk level.

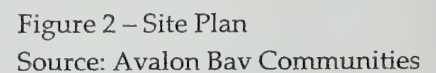
² San Francisco Planning Department, *Better Streets Plan*, Available online at: <http://www.sf-planning.org/ftp/BetterStreets/proposals.htm>. Accessed May 23, 2012.

CITY AND COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT

Figure 1 - Location Map



³ San Francisco Planning Department, Market and Octavia Community Improvements Appendix C, Policy 4.1.6. Available online at: http://www.sf-planning.org/ftp/files/Citywide/Market_Octavia/Community%20improvements_appendix_c_final_feb_2008.pdf. Accessed May 23, 2012. "Living alley" improvements are defined as traffic-calming measures for alleys with a residential character for the purpose of creating shared, multipurpose public space for the use of residents. These alleys carry relatively little traffic and can be designed to provide more public space for local residents: as a living street with corner plazas to calm traffic, seating and play areas for children, with space for community gardens, in essence where people and cars share space. By calming traffic and creating more space for public use, the street is envisioned as a common front yard for public use and enjoyment.



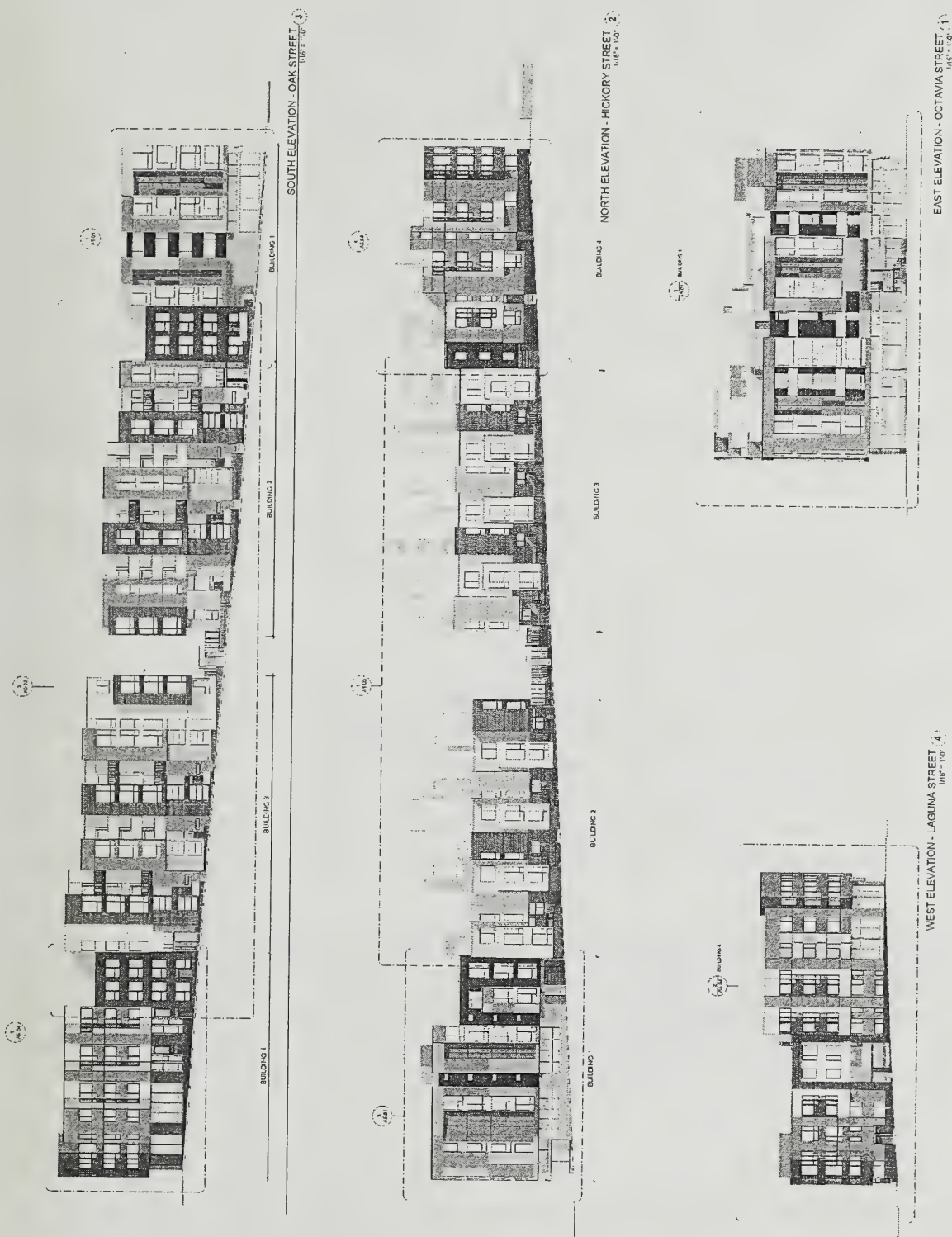


Figure 3 – Elevations
Source: Avalon Bay Communities

There would be four primary site access points that lead from the sidewalk to a proposed interior courtyard: on the north side of the block along Hickory Street, on the east side of the block along Octavia Boulevard frontage road, on the south side of the block along Oak Street, and on the west side of the block along Laguna Street. There would also be two secondary site access points located on the south side of the block along Oak Street. Townhomes along Hickory, Laguna and Oak Streets would have individual access points. The eastern pedestrian portal would anchor the project's Octavia Boulevard frontage, including an approximately 3,750 sq. ft. retail space to the south of the portal and an approximately 2,030 sq. ft. residential management office and lobby space to the north of the portal. The retail space would have pedestrian access along Octavia Boulevard frontage road. The public entrance to the residential management office and lobby would be located at the northeast corner of the block and would have entrances from Hickory Street and Octavia Boulevard frontage road. There is also a proposed 1,980 sq. ft. (approximately) fitness center at the southwest corner of the block with pedestrian access directly at the corner of Laguna and Oak Streets.

Residential bicycle parking would be located in two secured storage areas, a ground-level locker of 415 sq. ft. with approximately 35 spaces on the western end of the block, and the other a basement-level locker of 900 sq. ft. with about 35 spaces toward the eastern end of the block. An additional 15 bicycle spaces for residential guests would be provided on the podium in the courtyards. The project sponsor would provide ten guest bicycles as part of a “bicycle share” program; these bicycles would be available for check-out and use by residents. A bicycle repair station would also be provided in the garage, at the ground floor level close to the Octavia Boulevard project entrance.

The project site contains twelve “significant” eucalyptus trees as defined by Public Works Code Section 8.02-8.11. These are trees within 10 feet of a lot line abutting a public right-of-way that are above 20 feet in height, or with a canopy greater than 15 feet in diameter, or with a trunk diameter greater than 12 inches in diameter at breast height. The twelve eucalyptus trees would be removed and replaced with other tree species (such as *Tristania laurinas* and *Acer palmatum*) as part of the project's development. The site would also include other landscaping, including street trees, Hickory Street Living Alley improvements, sidewalk landscaping in setback areas, and landscaping within the three large internal courtyards.

Residential loading is proposed in two locations. The first is a 40-foot, on-street loading zone midblock along Hickory Street. The second is a 40-foot, on-street loading zone on the east side of Laguna Street just south of its intersection with Hickory Street. An on-street commercial loading zone would be provided on the Octavia Boulevard frontage road. All three loading spaces would have limited loading hours, for example from 8:00 a.m. to 6:00 p.m. for loading only. These three on-street curbside loading spaces are

proposed in lieu of a single off-street residential loading space. The location and hours of the loading zones are subject to approval by the San Francisco Municipal Transportation Agency.

While the former freeway ramps were demolished several years ago, a large amount of soil used to construct the former ramps remains on the site. The development would cut into the sloping parcel. As a result, site grading would require excavation and removal of previously imported and naturally occurring site soils for off-site disposal. The greatest excavation would be the removal of two former freeway ramps, and would include additional excavation and removal of the majority of the former off-ramp fill in the north central portion of the property. On the west side of the project site, the basement would be about 12 feet below existing Laguna Street grades. The basement floor would slope down to the east, generally following the slope of Oak Street. Only the western three-quarters of the site would have a full basement level beneath the Oak Street elevations. The excavation would consist of a cut of approximately 11-15 feet at Laguna Street, and would taper to zero feet at Octavia Boulevard which would result in the removal of approximately 13,000 cubic yards of soil from the site.

Project construction would take approximately 18 months, and the project's estimated cost is \$42,000,000.

REMARKS (continued):

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines states that projects which are consistent with the development density established by a community plan for which an Environmental Impact Report was certified shall not require additional environmental review, except as necessary to determine the presence of project-specific significant effects which are peculiar to the project or its site. The Planning Department reviewed the proposed project for consistency with the Market and Octavia Neighborhood Plan and for the potential for the proposed project to result in significant impacts not identified in the Market and Octavia Neighborhood Plan Programmatic Environmental Impact Report (FEIR) certified on April 5, 2007.⁴ In addition to the programmatic review of the Neighborhood Plan, the FEIR also contained a project-level environmental analysis of the development proposed for the Central Freeway parcels, including Parcel P.

This determination evaluates the potential project-specific environmental effects peculiar to the project on Parcel P as described above, and incorporates by reference information contained within the Market and Octavia Neighborhood Plan Final EIR (FEIR). Project-specific analysis summarized in this determination was prepared for 22 sites in the Plan Area formerly occupied by freeway right-of-way, including Parcel P, to determine if there would be significant impacts attributable to the proposed project.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the FEIR. This determination does not identify new or additional information that would alter the conclusions of the FEIR. This determination also identifies mitigation measures contained in the FEIR that would be applicable to the proposed project at Parcel P. Relevant information pertaining to prior environmental review conducted for the FEIR is included below, as well as an evaluation of potential environmental effects.

⁴ San Francisco Planning Department, *Community Plan Exemption Checklist, Parcel P*, May 4, 2012. This document is on file and is available for review as part of Case File No. 2011.0744E.

Background

On April 5, 2007, San Francisco Planning Commission certified the FEIR for the Market and Octavia Neighborhood Plan (Case No. 2003.0347E; State Clearinghouse No. 2004012118). The FEIR analyzed amendments to the Planning Code and Zoning Maps and to the Market and Octavia Neighborhood Plan, an element of the San Francisco General Plan. The FEIR analysis was based upon an assumed development and activity that were anticipated to occur under the Market and Octavia Neighborhood Plan. As mentioned above, the FEIR also provided a project-level environmental analysis of the development proposed for the Central Freeway parcels. Parcel P is one of the 22 Central Freeway parcels created as a result of the removal of the elevated Central Freeway.

Subsequent to the certification of the FEIR, in May 30, 2008, the Board of Supervisors approved, and the Mayor signed into law, revisions to the Planning Code, Zoning Maps, and General Plan that constituted the "project" analyzed in the Market and Octavia FEIR. The legislation created several new zoning controls which allows for flexible types of new housing to meet a broad range of needs, reduces parking requirements to encourage housing and services without adding cars, balances transportation by considering people movement over auto movement, and builds walkable "whole" neighborhoods meeting everyday needs. The Market and Octavia Neighborhood Plan, as evaluated in the FEIR and as approved by the Board of Supervisors, accommodates the proposed use, design, and density of the proposed Parcel P project.

Individual projects that occur under the Neighborhood Plan will undergo project-level evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development, and to determine if additional environmental review is required. This determination concludes that the proposed project at Parcel P is consistent with and was encompassed within the analysis in the FEIR for the Market and Octavia Neighborhood Plan and for the project-level review of the Central Freeway parcels. Further, this determination finds that the FEIR adequately anticipated and described the impacts of the proposed Parcel P project, and identifies the mitigation measures applicable to the proposed Parcel P project. The proposed project is also consistent with the zoning controls for the project site. Therefore, no further CEQA evaluation is necessary.

Potential Environmental Impacts

The FEIR included analyses of environmental issues including: land use and zoning; plans and policies; visual quality and urban design; population, housing, and employment (growth inducement); transportation; noise; air quality; wind and shadow; archeological resources; historic architectural resources; hazardous materials; geology and soils; and other issues not addressed in the previously issued initial study for the Market and Octavia Neighborhood Plan. The proposed Parcel P project is in conformance with the height, use and density for the site described in the FEIR and would represent a small part of the growth that was forecast for the Plan. Thus, the project analyzed in the FEIR considered the incremental impacts of the proposed Parcel P project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the FEIR. Topics for which the FEIR identified a significant program-level impact are addressed in this Certification of Determination while project impacts for all other topics are discussed in the Community Plan Exemption

Checklist.⁵ The following discussion demonstrates that the Parcel P project would not result in significant impacts beyond those analyzed in the FEIR, including project-specific impacts related to archeological resources, transportation, air quality, wind, shadow, hazardous materials, and geology and soils.

Cultural Resources

Archaeological Resources

The Market and Octavia FEIR identified potential archeological impacts and identified four archeological mitigation measures that would reduce impacts on archeological resources to less than significant. One would apply to the proposed project at Parcel P. *Mitigation Measure 5.6.A1: Archaeological Mitigation Measure – Soil Disturbing Activities in Archeologically Documented Properties* applies to those properties for which a final Archaeological Research Design/Treatment Plan (ARD/TP) is on file in the Northwest Information Center and the Planning Department. Properties subject to this mitigation measure include the project site, Parcel P, on Assessor's Block 0831. In accordance with Market and Octavia FEIR requirements, the project sponsor has agreed to implement Project Mitigation Measure 1, below.

Pursuant to *Mitigation Measure 5.6.A1*, an archeological sensitivity memorandum was prepared for the proposed project and is summarized here.⁶ The project site is underlain by approximately three to five feet of fill with some localized exceptions that are up to 16 feet thick; the fill is underlain by dune sand, and in isolated portions this layer is underlain by four to nine feet of marsh deposits. The marsh deposits are about 20 to 22 feet below the eastern portion of the site and about 29 feet below the west side of the site. This layer is underlain by medium dense to very dense sand with variable fines content and thin stiff clays to 70.5 feet deep, the maximum depth explored. The proposed project would result in disturbance of native medium dense to dense sand and therefore has the potential to disturb archeological resources.

Project Mitigation Measure 1 – Soils Disturbing Activities (Mitigation Measure 5.6.A1 of the Market and Octavia FEIR). Pursuant to *Mitigation Measure 5.6.A1*, any soils-disturbing activities proposed within this area shall be required to submit an addendum to the respective ARD/TP prepared by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology to the Environmental Review Officer (ERO) for review and approval. The addendum to the ARD/TP shall evaluate the potential effects of the project on legally-significant archeological resources with respect to the site- and project-specific information absent in the ARD/TP. The addendum report to the ARD/TP shall have the following content:

1. Summary: Description of subsurface effect of the proposed project and of previous soils-disturbing activities;

⁵ San Francisco Planning Department, Community Plan Exemption Checklist, Parcel P, May 7, 2012. This document is on file and is available for review as part of Case File No. 2011.0744E at 1650 Mission Street, Suite 400, San Francisco, California.

⁶ Randall Dean/Don Lewis, Environmental Planning Archeologist, memorandum to Andrea Contreras, Environmental Planner, October 12, 2011. This memorandum is available for review by appointment at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in File No. 2011.0744E.

2. Historical Development: If demographic data for the project site is absent in the discussion in the ARD/TP, the addendum shall include new demographic data regarding former site occupants;
3. Identification of potential archeological resources: Discussion of any identified potential prehistoric or historical archeological resources;
4. Integrity and Significance: Eligibility of identified expected resources for listing to the California Register of Historical Resources (CRHR); Identification of Applicable Research Themes/Questions (in the ARD/TP) that would be addressed by the expected archeological resources that are identified;
5. Impacts of Proposed Project;
6. Potential Soils Hazards: Update discussion for proposed project;
7. Archeological Testing Plan (if archeological testing is determined warranted): the Archeological Testing Plan (ATP) shall include:
 - A. Proposed archeological testing strategies and their justification
 - B. Expected archeological resources
 - C. For historic archeological resources
 - 1) Historic address or other local information
 - 2) Archeological property type
 - D. For all archeological resources
 - 1) Estimate depth below the surface
 - 2) Expected integrity
 - 3) Preliminary assessment of eligibility to the CRHR
 - E. ATP Map
 - 1) Location of expected archeological resources
 - 2) Location of expected project sub-grade impacts
 - 3) Areas of prior soil disturbance
 - 4) Archeological testing locations by type of testing
 - 5) Base map: 1886/7 Sanborn Fire Insurance Company map

With implementation of the above mitigation measures, the project would not result in significant effects with regard to cultural resources.

Transportation

The Market and Octavia FEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership. Thus, the FEIR identified eight transportation mitigation measures, including implementation of traffic management strategies and transit improvements. Even with mitigation, however, it was anticipated that the significant adverse effects at certain local intersections and the cumulative impacts on certain transit lines could not be fully mitigated.

Thus these impacts were found to be significant and unavoidable, and a Statement of Overriding Considerations with findings was adopted as part of the Market and Octavia Plan approval on May 30, 2008.

Trip Generation

Trip generation of the proposed project was calculated using information in the 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines) developed by the San Francisco Planning Department.⁷ The site is located in the City's Superdistrict 2 traffic analysis area. The proposed project would result in an increase of 136,640 sq. ft. of residential use, and approximately 3,750 sq. ft. of retail use. The approximately 140,390 sq. ft. of residential and retail uses would generate 321 PM peak hour person-trips of which 97 would be vehicle trips, 100 would be transit trips, 66 would be pedestrian, and 35 would be other, including bicycle. Due to the project's location near major transit and bicycle routes, this is likely a conservative estimate of vehicle trips.

Traffic

As mentioned above, the zoning changes studied in the Market and Octavia FEIR anticipated significant impacts to traffic. The Central Freeway parcels project-level analysis (2025 with Plan development) determined that 12 intersections would operate at unacceptable level of service (LOS) in 2025 with implementation of the Plan, as opposed to nine intersections under the 2025 without Plan conditions. The additional three intersections include Hayes/Gough, Hayes/Franklin, and Laguna/Market/Hermann/Guerrero. All of these intersections are at least three blocks from the project site.

The Market and Octavia FEIR analysis showed the proposed Parcel P project would not contribute significantly to these identified traffic impacts. The estimated 97 new PM peak hour vehicle trips generated by the project would travel through the intersections surrounding the project block, namely Fell/Octavia, Laguna/Fell, and Laguna/Oak, and Oak/Octavia, none of which were found to have significant impacts as a result of the Plan.⁸ The intersection of Oak/Octavia would operate at an unacceptable LOS without the Plan. The project's contribution of 97 PM peak hour vehicle trips would not be a substantial proportion of the overall traffic volume generated by Market and Octavia Plan projects and, moreover, would be distributed among local intersections. Project-generated trips would not represent a considerable contribution to any intersection where traffic level of service deterioration would occur. Additionally, the project is consistent with the growth assumptions used in the FEIR transportation analysis, and therefore the project would not have the potential to result in impacts beyond those previously analyzed.

⁷ Andrea Contreras, San Francisco Planning Department, Transportation Calculations, December 15, 2011, updated May 21, 2012. These calculations are available for review as part of Case File No. 2011.0744E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

⁸ Market and Octavia Neighborhood Plan, Final Environmental Impact Report, State Clearinghouse No. 2004012118, Final EIR Certification Date April 5, 2007.

Transit

The Market and Octavia Neighborhood Plan FEIR identified a significant and unavoidable impact relating to the degradation of transit service. As part of the Plan, Hayes Street travel lanes would be converted to operate two-ways between Van Ness Avenue and Gough Street for the purpose of enhancing local vehicle circulation. However, this conversion would negatively affect intersection operating conditions at Hayes/Gough, Hayes/Franklin, and Hayes/Van Ness. These changes would decrease the attractiveness and efficiency of transit since it is likely that this change would result in increases in travel times on the 21-Hayes Muni line, and substantially affect transit operations, which would result in a significant impact. A transit mitigation measure in the FEIR addresses this impact (5.7.H: *Transit Mitigation Measure for degradation to transit service as a result of increase in delays at Hayes Street intersections at Van Ness Avenue, Franklin Street, and Gough Street*). Even with Mitigation Measure 5.7.H which proposes rerouting the 21-Hayes Muni bus around congested intersections, cumulative impacts were found to be significant and unavoidable and a Statement of Overriding Considerations was adopted as part of the Market and Octavia Neighborhood Plan approvals.

The project at Parcel P would not be expected to result in increased occupancy or expansion of use at the project site beyond what was analyzed in the Market and Octavia Neighborhood Plan FEIR and thus would not generate transit trips beyond what was assumed in the analysis. No peculiar transit impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR (to be implemented by the San Francisco Municipal Transportation Agency [SFMTA]) are not applicable to the proposed project. With the development of Central Freeway parcels, the peak hour capacity utilization would not be substantially increased and the impact on Muni screenlines would be less-than-significant.

Circulation and Access

A Circulation Memorandum was prepared to address circulation, access, loading, and other transportation issues associated with the proposed project.⁹ The memorandum is summarized below.

Vehicle access to the project site would be from westbound Hickory Street and Octavia Boulevard frontage road. Hickory Street is proposed for improvement as a through street running east/west between Octavia Boulevard frontage road and Laguna Street. Hickory Street would be located south of Fell Street and north of Oak Street. Hickory Street is proposed as a westbound, one-way street. Octavia Boulevard frontage road is a low-speed, low-volume roadway that parallels Octavia Boulevard and provides access to the local roadway network and residential/commercial driveways. Due to the limited access of the Octavia Boulevard frontage road, all vehicles accessing the project site would be required to travel through the Octavia/ Fell intersection (northbound on Octavia Boulevard or westbound on Fell Street) to access the Octavia Boulevard frontage road and enter Hickory Street.

The entrance to the below grade-parking garage would be located on the east end of Hickory Street. The proposed garage entry driveway from Hickory Street is set back from the Octavia Boulevard property line approximately 70 feet. The entry driveway would be approximately 12 feet wide and would accommodate one entrance lane. The garage entry gate would be recessed approximately 17 feet from the

⁹ Meg Spriggs, Avalon Bay Communities, “Final Circulation Memo”, May 13, 2012. This document is available for review as part of Case File No. 2011.0744E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Hickory Street southern curb to provide a queuing area. This would reduce the likelihood of entering vehicles blocking the sidewalk or queuing on Hickory Street. Additionally, the garage gate would swing inward, and the garage entry system would be placed in an area that would not cause entering vehicles to block the sidewalk or queue onto the street. The exit from the below-grade parking garage would be located on the west end of Hickory Street, about 76 feet east of its intersection with Laguna Street. Similarly, the exit driveway would be about 12 feet wide and would accommodate one exit lane. Vehicles would exit the project site from the Hickory Street garage and would make a northbound or southbound turn onto Laguna Street. Additionally, the project would be subject to the following improvement measure to monitor and abate any vehicle queues resulting from the proposed development.

Project Improvement Measure 1: Queue Abatement. It shall be the responsibility of the owner/operator of any off-street parking facility with more than 20 parking spaces (excluding loading and car-share spaces) to ensure that recurring vehicle queues do not occur on the public right-of-way. A vehicle queue is defined as one or more vehicles (destined to the parking facility) blocking any portion of any public street, alley or sidewalk for a consecutive period of three minutes or longer on a daily or weekly basis.

If a recurring queue occurs, the owner/operator of the parking facility shall employ abatement methods as needed to abate the queue. Appropriate abatement methods will vary depending on the characteristics and causes of the recurring queue, as well as the characteristics of the parking facility, the street(s) to which the facility connects, and the associated land uses.

Suggested abatement methods include but are not limited to the following: redesign of facility to improve vehicle circulation and/or on-site queue capacity; employment of parking attendants; installation of LOT FULL signs with active management by parking attendants; use of valet parking or other space-efficient parking techniques; use of off-site parking facilities or shared parking with nearby uses; use of parking occupancy sensors and signage directing drivers to available spaces; travel demand management strategies such as additional bicycle parking, customer shuttles, delivery services; and/or parking demand management strategies such as parking time limits, paid parking, time-of-day parking surcharge, or validated parking.

If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Department shall notify the property owner in writing. Upon request, the owner/operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant shall prepare a monitoring report to be submitted to the Department for review. If the Department determines that a recurring queue does exist, the facility owner/operator shall have 90 days from the date of the written determination to abate the queue.

Emergency Vehicle Access

Emergency vehicle access would be available from the proposed white zone on the east side of Laguna Street, south side of Hickory Street, and west side of Octavia Boulevard frontage road, and the north side of Oak Street. Development of the project would not reduce the number of travel lanes or result in street closures, and emergency access to the project area would remain unchanged from existing conditions. Due to Hickory Street's narrow right-of-way, large fire trucks would not be able to access the site from this street. However, the project sponsor would provide fire risers/standpipes on Hickory Street as

required by the San Francisco Fire Department.¹⁰ Therefore, the effects of the project on emergency vehicle access would be less than significant.

Garbage and Recycling Collection

Garbage and recycling would be collected along Hickory Street, near the intersection of Hickory Street and Octavia Boulevard. Waste would be collected in garage-level trash rooms in the parking garage, which are connected to trash chutes from the residential floors above. Avalon Bay's building maintenance staff would move the garage bins from the garage to a staging area on Hickory Street on the appropriate garbage collection day. Building maintenance would then return the garbage bins to the garage. The bins would not be left on the public street for any extended period. As a one-lane street with no parking, improvements to Hickory Street would be intended to prevent its blockage.

Loading

There are currently no loading spaces adjacent to the project site. Based on the SF Guidelines, the project's residential uses are expected to generate approximately four service vehicle trips per day, while the retail uses are expected to generate approximately one service vehicle trip per day. Under Section 152 of the Planning Code, the proposed project would be required to have one off-street freight loading space because it includes more than 100,000 square feet of residential use. No off-street loading spaces would be required for the retail uses. Three on-street curbside loading spaces are proposed in lieu of a single off-street residential loading space. These on-street curbside loading spaces would accommodate residential and commercial loading for the steeply sloped site (29-foot grade change from Laguna Street to Octavia Boulevard) and the nature of the stepped buildings. The project proposes to use two on-street residential loading spaces, one on Laguna Street and one on Hickory Street. The residential loading space on the newly created Hickory Street would be 40 feet long and would be located mid-block at the opening between the west and east blocks. The residential loading space on Laguna Street would be 40 feet long and is located south of the intersection with Hickory Street. If approved, the loading space would result in the removal of up to two on-street parking spaces on Laguna Street during active loading hours. One new 40-foot-long commercial loading space would be provided on Octavia Boulevard frontage road. If approved, the loading space would result in the removal of up to two on-street parking spaces on Octavia Boulevard frontage road during active loading hours. All three of the loading spaces would have limited hours to be determined in coordination with the SFMTA. If none of these on-street loading spaces are approved, the project would result in intermittent, temporary traffic disruption as a result of loading vehicles blocking lanes of travel. Given the traffic volumes streets where loading would occur, the intermittent nature of the activity, and the common nature of this inconvenience in an urban setting, if this impact were to occur it would not have the potential to result in significant traffic impacts.

Pedestrian and Bicycle Conditions

The FEIR notes that the Market and Octavia Neighborhood Plan area contains several key bicycle corridors, and that the generally flat terrain combined with major thoroughfares that traverse the project area and the density and mix of uses in the project area provide for bicycle travel. The FEIR notes also that the Neighborhood Plan area contains several key pedestrian corridors, and the Plan includes new pedestrian facilities and amenities. The FEIR did not identify significant impacts related to bicycle and pedestrian conditions as a result of Plan implementation.

¹⁰ *Ibid.*

The proposed project would not cause a substantial amount of pedestrian and vehicle conflict, as there are adequate sidewalk and crosswalk widths. The proposed project includes improving the exterior lighting and sidewalks along the project's perimeter according to the Better Streets Plan.

Planning Code Section 161 requires 57 bicycle parking spaces. The proposed project would provide a total of 85 bicycle parking spaces, which includes 70 bicycle spaces for residents, and 15 bicycle spaces for the residential guests. The project sponsor would provide ten guest bicycles as part of a "bicycle share" program; these bicycles would be available for check-out and use by residents. The project would also include a bicycle repair station.

There are four bicycle routes near the project site: route 20 along Grove Street, route 32 along Page Street, route 45 on Octavia Boulevard frontage road, and route 345 on Webster Street. There are two proposed curb cuts on Hickory Street for vehicles turning into and out of the basement-level garage. Neither of the two curb cuts would be along a bicycle route. Although the proposed project would result in an increase in the number of vehicles in the project vicinity, this increase would not substantially affect bicycle or pedestrian travel in the area.

Transportation Demand Management (TDM) Plan

A transportation demand management (TDM) plan generally includes strategies that aim to promote and encourage more efficient use of transportation resources. The transportation network near the project site is challenged by increasing roadway congestion as described above in the "Traffic" section. Given the traffic, transit, bicycle, and pedestrian activity currently in the project area, effective TDM strategies are necessary to manage travel demand and safety.

Project Improvement Measure 2: Transportation Demand Management. To encourage travelers to utilize alternative modes of transportation, the project sponsor shall provide incentives to shift travel modes from single auto occupancy travel to transit, rideshare, bicycle, and pedestrian travel. The project sponsor shall provide bicycles as part of a "bicycle share" program which would be available for checkout by residents to encourage bicycling in lieu of driving. The project sponsor shall consider providing additional car share spaces beyond the requirement. The project sponsor shall consider subsidized transit passes or transit voucher for residents of the project.

Parking

The proposed project would provide 91 off-street parking spaces plus two car-share parking spaces in a podium-level garage for 182 dwelling units (0.5 spaces per unit). Under Section 151 of the Planning Code, the project is not required to provide off-street parking spaces. In the Hayes NCT zoning district, no parking is required. Off-street parking is permitted up to 0.5 spaces per unit, and permissible with Conditional Use authorization for up to 0.75 spaces per unit. It is not permitted above 0.75 spaces for each dwelling unit per Code Section 720.94. Likewise, parking is not required in the RTO zoning district. Off street parking is permitted up to 0.75 spaces per unit, and is permissible with Condition Use authorization for up to one space per dwelling unit. Off-street parking in RTO is not permitted above one car per dwelling unit.

The available off-street parking at the project site would be 91 spaces, which would not meet the estimated project parking demand of approximately 262 parking spaces throughout the day. There is limited on-street parking capacity available near the project site along Laguna Street, Oak Street, and

Octavia Boulevard frontage road. The available off-street and on-street parking supply may not be sufficient to accommodate estimated project site demand.

San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. However, this report presents a parking analysis to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines § 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by local public transit, including seven Muni bus lines (6, 16X, 21, 47, 49, 71, and 71L) and seven Muni Metro lines (J, K, L, M, N, T, and F) which provide alternatives to auto travel. In addition, there are four bike lanes (20, 32, 45, and 345) in the project area.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the FEIR transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

"No-Parking Alternative"

The Department received a comment in response to the September 2011 "Notification of Project Receiving Environmental Review" requesting the analysis of a development scenario with zero off-street parking. The following discussion includes a qualitative assessment of parking operations under the condition that the project would not include any off-street parking. Regardless of this loss in parking, the project would

continue to generate and attract the same number of trips to the site. However the mode of transportation may change.

Under a "No Parking" scenario, the off-street parking garage would be eliminated, resulting in the displacement of midday and PM peak hour parking demand to surrounding on-street parking spaces. The loss of off-street parking would likely result in additional parking spillover onto nearby residential streets and subsequently affect traffic circulation throughout the traffic area. Moreover, the current on-street parking demand in the project area coupled with the limited availability of public parking would further exacerbate these parking deficiencies. This would not be considered a significant impact under CEQA because changes in parking conditions are dynamic and would not constitute a change to the permanent physical environment.

In conclusion, no peculiar transportation impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR are not applicable to the proposed project.

Air Quality

The Market and Octavia FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust and short-term construction exhaust emissions. Project-related demolition, excavation, grading, and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. The Market and Octavia EIR identified a significant impact related to construction air quality and determined that *Mitigation Measure 5.8.A – Construction Mitigation Measure for Particulate Emissions* would reduce effects to a less-than-significant level. Subsequently, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008), with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work, in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures set forth by the San Francisco Building Code ensure that potential dust-related air quality impacts will be reduced to a less-than-significant level. Since the project would comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction air quality, and FEIR Mitigation Measure 5.8.A would not be applicable to the proposed project.

The Market and Octavia FEIR identified a significant impact related to short-term exhaust emissions from construction equipment and determined that *Mitigation Measure 5.8B – Construction Mitigation Measure for Short-Term Exhaust Emissions* would reduce effects to a less-than-significant level. Since the proposed project includes construction activities, this mitigation measure would apply to the proposed project. An Air Quality Technical Report prepared for the project shows that with implementation of this mitigation measure, impacts related to short-term construction exhaust emissions would be less than significant.¹¹ In

¹¹ LSA, *Air Quality Technical Report, Parcel P Project, Market and Octavia, San Francisco*. April 26, 2012. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2011.0744E.

accordance with the Market and Octavia FEIR requirements, the project sponsor has agreed to implement Project Mitigation Measure 2, below.

Project Mitigation Measure 2 – Short-term Construction Exhaust Emissions (Mitigation Measure 5.8B of the Market and Octavia FEIR). To reduce program or project level short-term exhaust emissions from construction equipment, the following mitigation measures shall be implemented for construction activities in the project area: confine idle time of combustion engine construction equipment at construction sites to five minutes; maintain and properly tune construction equipment in accordance to manufacturer’s specifications; use alternative fuel or electrical construction equipment at the project site when feasible; for construction exhaust emissions during demolition, excavators and loaders shall meet Tier 3 emissions standards; excavators, dozers, and drill rigs shall meet Tier 3 emissions standards during site preparation; and forklifts, skip loaders (tractor), mini excavator, and paving and rolling machines shall meet Tier 3 emissions standards during building construction activities.

Wind

Wind impacts are directly related to building design and articulation and the surrounding site conditions. The Market and Octavia FEIR identified a potentially significant impact related to new construction and determined that *Mitigation Measure 5.5B1: Wind Mitigation Measure – Buildings in Excess of 85 feet in Height* and *Mitigation Measure 5.5B2: Wind Mitigation Measure – All New Construction*¹² would reduce effects to less-than-significant levels. Mitigation Measure 5.5B2 requires the application of design standards to new buildings and alterations in order to reduce the potential for ground-level wind currents from exceeding pedestrian comfort levels. Since the proposed project would involve construction of buildings ranging from 40-feet-tall to up to 55-feet-tall on a lot with no permanent structures, the project does not have the potential to result in significant wind impacts and both Mitigation Measure 5.5B1 and 5.5B2 do not apply.

Shadow

Planning Code Section 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Since the proposed building is taller than 40 feet, a shadow fan analysis was required and prepared pursuant to Section 295. No mitigation measures were included in the Market and Octavia Neighborhood Plan EIR for Parks and Open Space subject to Section 295, because no significant impacts were identified at the program or project level. However, for non-Section 295 parks and open space, the Market and Octavia PEIR identified potential significant impacts related to all new construction where the building height would exceed 50 feet in height and determined that *Mitigation Measure 5.5A2: Shadow Mitigation Measure – Parks and Open Space not Subject to Section 295* would reduce effects to a less-than-significant level. Since the proposed project includes building elements over 50 feet in height, *Mitigation Measure 5.5A2* would apply. With implementation of this Mitigation Measure, impacts related to shadow would be less than significant. In accordance with

¹² Paul Maltzer, *Market and Octavia EIR Wind Impacts and Mitigation Memorandum*, November 7, 2008. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2003.0347E.

Market and Octavia FEIR requirements, the project sponsor has agreed to implement Mitigation Measure 3, below.

Project Mitigation Measure 3 – Shadow on Non-Section 295 Open Space (Mitigation Measure 5.5A2 of the Market and Octavia FEIR). Where the building height exceeds 50 feet shall be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the project site, to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295. The degree of shadow impact should be determined by the amount of area shaded, the duration of the shadow, and the importance of sunlight to the type of open space being shaded.

Since the proposed building is taller than 40 feet, a shadow fan analysis was required and prepared by Pyatok Architects in compliance with Section 295 of the Planning Code.¹³ The analysis of the proposed project includes buildings that have already been shaped to avoid casting shadow on Section 295 parks, topographical features or intervening buildings, and all shadow-casting elements that are proposed including parapets, mechanical equipment, and other similar features. The shadow analysis shows shadows cast by the project as well as shadows cast by existing buildings on the block bordered by Fell Street, Laguna Street, Octavia Street and Hickory Street, buildings across Fell Street and buildings across Octavia Street. The analyses were performed within one hour after sunrise and within one hour before sunset for three dates: the winter solstice, the summer solstice, and the vernal equinox. The analysis showed that there would be some shadows cast on Patricia’s Green (formerly Hayes Green) on the summer solstice and on the vernal equinox. However, these shadows would be cast by adjacent buildings to be developed in the future on currently vacant Central Freeway parcels, not by the proposed project. The Department concurs with the shadow study conclusion that no new, net potential shadow would be cast upon Patricia’s Green.

The proposed project would shade portions of nearby streets and sidewalks at times within the project block. These new shadows would not exceed levels commonly expected in urban areas, and would be considered a less-than-significant effect under CEQA. The proposed building could cast shadow on nearby private property. The loss of sunlight for private property is rarely considered to be a significant impact on the environment under CEQA. Although occupants of nearby property may regard the increase in shadow as undesirable, the limited increase in shading as a result of the proposed project would not be considered a significant impact under CEQA.

Geology and Soils

The Market and Octavia FEIR identified a potential significant impact related to temporary construction on steeply sloping lots and determined that *Mitigation Measure 5.11.A: Construction Related Soils Mitigation Measure* would reduce effects to a less-than-significant level. Since the project site is sloped and construction would alter the overall topography of the site, *Mitigation Measure 5.11.A: Construction Related Soils Mitigation Measure* applies to the proposed project. The implementation of this mitigation measure

¹³ Adrienne Steichen, Pyatok Architects and Meg Spriggs, Avalon Bay Communities, *Hayes Valley, “Parcel P,” Shadow Study Impact Letter and Shadow Study Plans – Revised, October 18, 2011*. This document is available for review as part of Case File No. 2011.0744E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

would reduce the impacts to a less-than-significant level. In accordance with the Market and Octavia FEIR, the project sponsor has agreed to implement Project Mitigation Measure 4, below.

Project Mitigation Measure 4 – Construction-related Soils (Mitigation Measure 5.11A of the Market and Octavia FEIR). Best Management Practices (BMP) erosion control features shall be developed with the following objectives and basic strategy: protect disturbed areas through minimization and duration of exposure; control surface runoff and maintain low runoff velocities; trap sediment onsite; and minimize length and steepness of slopes.

A geotechnical investigation has been performed for the proposed project.¹⁴ The project site is underlain by about three to five feet of fill with some localized exceptions that are up to 16 feet thick; the fill is underlain by Dune Sand and in isolated portions this layer is underlain by 4 to 9 feet of marsh deposits. The marsh deposits are about 20 to 22 feet below the eastern portion of the site and about 29 feet below the west side of the site. This layer is underlain by medium dense to very dense sand with variable fine contents and thin stiff clays to the maximum depth explored, 70.5 feet deep. According to the geotechnical investigation, the proposed building could be supported by shallow building foundations bearing on native medium dense to dense sands. The report describes recommendations regarding demolition void backfilling; existing fill treatment beneath foundation elements; permanent cut slope protection from erosion; fill composition and placement; conformance with utility trench requirements; foundation types and qualities as they pertain to placement, lateral resistance, and installation; temporary shoring systems and testing; design of below-grade walls and floor slabs; excavation monitoring; seismic design; and storm water infiltration guidelines.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. Potential geologic hazards would be reduced during the permit review process through these measures. To ensure compliance with all *Building Code* provisions regarding structure safety, when DBI reviews the geotechnical report and building plans for a proposed project, they will determine the adequacy of necessary engineering and design features. The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. Therefore, potential damage to structures from geologic hazards on the project site would be reduced through the DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI implementation of the Building Code.

Hazards and Hazardous Materials

Soils investigations and site assessment conducted as part of the Central Freeway Land Transfer project and the Octavia Boulevard project recommend the preparation of a Site Mitigation Plan for future

¹⁴ Treadwell & Rollo. *Geotechnical Investigation: Avalon Bay Hayes Valley, Oak and Octavia Streets, San Francisco, CA*. May 23, 2011. This document is available for review as part of Case File No. 2011.0744E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

excavation projects in the vicinity of the parcels. The Market and Octavia FEIR identified subsequent development occurring on these parcels that could result in the transport, handling, use and/or generation of hazardous materials. The FEIR noted that future development on these parcels would be subject to individual site assessments and compliance with relevant regulations administered by the Department of Public Health. The FEIR notes that implementation of required measures in compliance with applicable regulations and standards regarding contamination would reduce potential impacts to less-than-significant levels. Project Mitigation Measure 5 (*Mitigation Measure 5.10.A: Hazardous Materials Mitigation Measure* from the FEIR), would apply to the proposed project. In addition, the project would comply with San Francisco Health Code Article 22, which provides for safe handling of hazardous wastes in the City. It authorizes the San Francisco Department of Public Health (DPH) to implement the state hazardous waste regulations, including authority to conduct inspections and document compliance. Compliance with hazardous materials regulations and Project Mitigation Measure 6, potential impacts of the proposed project related to exposure of hazardous materials would be less-than-significant.

A Phase I Environmental Site Assessment (ESA) and Phase II ESA¹⁵ for the project site were conducted by ENGEO, Inc. Due to the former presence of freeway ramps, lead is the main contaminant of concern for the property.¹⁶ The groundwater sampled did not contain contaminants at levels of environmental concern.

The California Regional Water Quality Control Board Environmental Screening Levels (ESL) for lead in shallow soils is 200 mg/kg. The ESL will be used as the clean-up level for the proposed project. At least the top two feet of soil will be classified as Class I hazardous waste in the areas of the former freeway ramps. Additional soil sampling is recommended around the ramp areas and just outside the ramp areas. A work plan is required to perform additional soil sampling and analysis according to the Voluntary Cleanup Program Requirements.

Project Mitigation Measure 5 – Site Mitigation Plan (Mitigation Measure 5.10A of the Market and Octavia FEIR). A site mitigation plan (SMP) must be prepared to address the testing and management of contaminated soils, contingency response actions, worker health and safety, dust control plan, storm water related items, and noise control. The SMP should address:

- Proposed vertical and lateral extent of excavation;
- Proposed building locations and configurations;
- Management options for contaminated soils;
- If onsite treatment to immobilize metals will be performed, include a description of the process and its effectiveness;

¹⁵ ENGEO, Inc., Phase I Environmental Site Assessment, Central Freeway Parcel P, Assessor's Block 831 Lot 23, San Francisco, California, October 18, 2010, Revised July 21, 2011; ENGEO, Inc., Phase II Environmental Site Assessment, Central Freeway Parcel P, Assessor's Block 831 Lot 23, San Francisco, California, April 20, 2011. Copies of these documents are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in File No. 2011.0744E.

¹⁶ ENGEO, 2011.

- Identify the proposed soil transporter and disposal locations;
- Collection of confirmation samples in the excavation area following excavation. The approximate number and proposed locations for sampling;
- The site clean up level for lead of 200 mg/kg;
- Soil samples should be analyzed for the appropriate TPH ranges and metals;
- Dust control plan and measures per San Francisco Health Code Article 22B;
- Contingency Plan that describes the procedures for controlling, containing, remediating, testing and disposing of any unexpected contaminated soil, water, or other material;
- Site specific Health and Safety Plan; and
- Storm Water Control and Noise Control protocols as applicable.

If confirmation samples exceed residential clean up guidelines, additional excavation should be performed, or "other mitigating measures" acceptable to DPH implemented. Alternative additional excavation and sampling could be performed or other mitigation measure may be proposed, if necessary.

Should an underground storage tank be encountered, it shall be removed under permit with the DPH Hazardous Materials Unified Program Agency (HMUPA) and the San Francisco Fire Department.

The SMP should be submitted at least six weeks prior to beginning construction excavation work. The Health and Safety Plan may be submitted two weeks prior to beginning construction field work.

Additional measures to protect the community generally shall include:

- Airborne particulates shall be minimized by wetting exposed soils, as appropriate, containing runoff, and tarping over-night and weekends;
- Storage stockpiles shall be minimized, where practical, and properly labeled and secured;
- Vehicle speeds across unpaved areas shall not exceed 15 mph to reduce dust emissions;
- Activities shall be conducted so as not to track contaminants beyond the regulated area;
- Misting, fogging, or periodic dampening shall be utilized to minimize fugitive dust, as appropriate; and/or
- Contaminants and regulated areas shall be properly maintained.

The SMP would be conducted under the supervision of DPH. Implementation of Project Mitigation Measure 5, including the preparation and execution of the SMP above, would reduce potential hazardous materials impacts to a less-than-significant level.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on September 28, 2011, to owners and occupants of properties within 300 feet of the project site, and to other potentially interested parties.

The Planning Department received several comments in response to the notice. There were comments regarding the proposed height and density of the project that have been addressed in the "Land Use" and "Aesthetics" sections of Attachment A, the CPE Checklist, on pages 27 and 29, respectively. Transportation-related comments included a request for a project with zero parking, a request for a project with over 1:1 parking supply, concern regarding increased congestion due to project construction, the critique of Level of Service as a metric for determining transportation impact; and the request to reference the other transportation studies that overlap or are within proximity to the project site. CEQA-related transportation comments have been addressed in the "Transportation and Circulation" section of the Certificate of Determination on page 8. A comment about impervious surface increase was received and has been addressed in the "Hydrology and Water Quality" section of the CPE Checklist on page 54. A concern regarding tree removal was received and has been addressed in the "Biological Resources" section of the CPE Checklist on page 50. Comments regarding Greenhouse Gas emissions from construction have been addressed in the "Greenhouse Gas Emissions" section of the CPE Checklist on page 39. Comments about hazardous materials have been addressed in the "Hazards and Hazardous Materials" section of the Certificate of Determination on page 19. Questions about shadow are addressed in the "Shadow" section of the Certificate of Determination on page 16. Non-CEQA related comments include security concerns around the garage access and the benefits of the interim garden use were also received, as was a question regarding construction schedule.

No significant, adverse environmental impacts from issues of concern have been identified. Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment beyond the impacts identified, and mitigated as feasible, in the FEIR.

Conclusion

The Market and Octavia FEIR incorporated and adequately addressed all potential impacts of the proposed project at Parcel P. As described above, the Parcel P project would not have any additional or peculiar significant adverse effects not examined in the Market and Octavia FEIR, nor has any new or additional information come to light that would alter the conclusions of the Market and Octavia FEIR. Thus, the proposed project at Parcel P would not have any new significant or peculiar effects on the environment not previously identified in the Market and Octavia FEIR, nor would any environmental impacts be substantially greater than described in the FEIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from

environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code (CEQA).

Attachment A Community Plan Exemption Checklist

<i>Case No.:</i>	2011.0744E
<i>Project Title:</i>	Market and Octavia – "Parcel P" (No Address Assigned)
<i>Zoning:</i>	Hayes-Gough Neighborhood Commercial Transit District (NCT) Residential Transit-Oriented Neighborhood District (RTO) 40-X/50-X Height and Bulk Districts Market and Octavia Neighborhood Plan
<i>Block/Lot:</i>	0831/023
<i>Lot Size:</i>	49,500 square feet
<i>Plan Area:</i>	Market and Octavia Neighborhood Plan
<i>Staff Contact:</i>	Andrea Contreras – (415) 575-9044 Andrea.Contreras@sfgov.org

A. PROJECT DESCRIPTION

The proposed project involves construction of a three- to five-story mixed use development on a 49,500-square-foot (sq. ft.) lot. The 40- to 55-foot residential buildings would include 182 dwelling units (163,655 gross sq. ft. of residential space), ground-floor commercial space (3,750 gross sq. ft.), and a 91-space, below-grade parking garage. Access to the parking garage would be from an improved Hickory Street. The proposed project would remove the existing surface parking lot, trees and temporary community garden structures and improvements, regrade the site, improve the Hickory Street right-of-way through the block along the northerly frontage of the property.

The project site is located on the north side of Oak Street in the Market and Octavia Plan Area, and comprises the block bounded by Laguna Street to the west, Octavia Boulevard to the east, and Hickory Street (primarily an unimproved right-of-way) to the north. The lot is currently being used on an interim basis as a community garden known as "Hayes Valley Farm", and there is a surface parking lot at the southeasterly portion of the site. The lot was formerly occupied by freeway ramps for the Central Freeway, which were removed by 2003. There are currently no structures on the property, aside from several small temporary buildings associated with the community garden use.

The proposed project is a wood-framed, three- to five-story building over a podium deck. The top of the podium would step down to follow the existing grade as it drops down in elevation from Laguna Street to Octavia Boulevard, an approximately 29-foot elevation change, maintaining a height that would not exceed 55 feet above grade level.¹⁷ The project would vary in height across the site. Most of the project site (42,300 square feet) is zoned RTO, while the remaining eastern edge (a 7,200 square foot rectangular

¹⁷ Section 263.20 of the Planning Code, Height Limits: Special Exceptions, allows an additional 5-feet in height along major streets in NCT districts for buildings that feature either higher ground floor ceilings for non-residential uses or ground floor residential units (that have direct walk-up access from the sidewalk) raised up from sidewalk level.

area along Octavia Boulevard) is zoned Hayes-Gough NCT. The height limit for the RTO portion of the site along Hickory Street is 40 feet, while the remainder of the block under RTO zoning is subject to a 50-foot height limit. The NCT portion of the site is zoned 50-X, with a five-foot height bonus for generous ground floor spaces. The building heights along Hickory Street range from 39 feet near Laguna Street to 55 feet at Octavia Boulevard. The building heights along Oak Street range from 45 feet at Laguna Street to 55 feet at Octavia Boulevard. Along Laguna Street, heights range from 39 feet at Hickory Street to 45 feet at Oak Street. Along Octavia Boulevard, the building height would be 55 feet from Oak Street to Hickory Street.

Hickory Street is proposed as a westbound, one-way street. The parking garage would be accessed from Hickory Street approximately 70 feet west of Octavia Boulevard. The exit to the garage is located on the west end of Hickory Street, east of Laguna Street. The proposed Hickory Street improvement includes the regrading and paving of the area north of the project site for a 35 foot right-of-way. Hickory Street sidewalk widths would vary between five feet and 14 feet wide with a 12 foot travel lane and no on-street parking. The easternmost width of the travel lane at Octavia Boulevard frontage road would measure 21 feet wide to accommodate garbage collection truck turning and waste collection staging. Hickory Street improvements would be subject to the Better Streets Plan and is envisioned as a Living Alley as described by the Market-Octavia Area Plan Fundamental Design Principles.^{18,19}

There would be four primary site access points that lead from the sidewalk to a proposed interior courtyard: on the north side of the block along Hickory Street, on the east side of the block along Octavia Boulevard frontage road, on the south side of the block along Oak Street, and on the west side of the block along Laguna Street. There would also be two secondary site access points located on the south side of the block along Oak Street. Townhomes along Hickory, Laguna and Oak Streets would have individual access points. The eastern pedestrian portal would anchor the project's Octavia Boulevard frontage, including an approximately 3,750 sq. ft. retail space to the south of the portal and an approximately 2,030 sq. ft. residential management office and lobby space to the north of the portal. The retail space would have pedestrian access along Octavia Boulevard frontage road. The public entrance to the residential management office and lobby would be located at the northeast corner of the block from Hickory Street and Octavia Boulevard frontage road. There is also a proposed 1,980 sq. ft. (approximately) fitness center at the southwest corner of the block with pedestrian access directly at the corner of Laguna and Oak Streets.

¹⁸ San Francisco Planning Department, *Better Streets Plan*, Available online at: <http://www.sf-planning.org/ftp/BetterStreets/proposals.htm>. Accessed May 23, 2012.

¹⁹ San Francisco Planning Department, Market and Octavia Community Improvements Appendix C, Policy 4.1.6. Available online at: http://www.sf-planning.org/ftp/files/Citywide/Market_Octavia/Community%20improvements_appendix_c_final_feb_2008.pdf. Accessed May 23, 2012. “Living alley” improvements are defined as traffic-calming measures for alleys with a residential character for the purpose of creating shared, multipurpose public space for the use of residents. These alleys carry relatively little traffic and can be designed to provide more public space for local residents: as a living street with corner plazas to calm traffic, seating and play areas for children, with space for community gardens, in essence where people and cars share space. By calming traffic and creating more space for public use, the street is envisioned as a common front yard for public use and enjoyment.

Residential bicycle parking would be located in two secured storage areas, a ground-level locker of 415 sq. ft. with approximately 35 spaces on the western end of the block, and the other a basement-level locker of 900 sq. ft. with about 35 spaces toward the eastern end of the block. An additional 15 bicycle spaces for residential guests would be provided on the podium in the courtyards. The project sponsor would provide ten guest bicycles as part of a “bicycle share” program; these bicycles would be available for check-out and use by residents. A bicycle repair station would also be provided in the garage, at the ground floor level close to the Octavia Boulevard project entrance.

The project site contains twelve “significant” eucalyptus trees as defined by Public Works Code Section 8.02-8.11. These are trees within 10-feet of a lot line abutting a public right-of-way that are above 20-feet in height, or with a canopy greater than 15-feet in diameter, or with a trunk diameter greater than 12-inches in diameter at breast height. The twelve eucalyptus trees would be removed and replaced with other tree species (such as *Tristania laurinas* and *Acer palmatum*) as part of the project’s development. The site would also include other landscaping, including street trees, Hickory Street Living Alley improvements, sidewalk landscaping in setback areas, and landscaping within the three large internal courtyards.

Residential loading is proposed in two locations. The first is a 40-foot, on-street loading zone midblock along Hickory Street. The second is a 40-foot, on-street loading zone on the east side of Laguna Street just south of its intersection with Hickory Street. An on-street commercial loading zone would be provided on the Octavia Boulevard frontage road. All three loading spaces would have limited loading hours, for example from 8:00 a.m. to 6:00 p.m. for loading only. These three on-street curbside loading spaces are proposed in lieu of a single off-street residential loading space. The location and hours of the loading zones are subject to approval by the San Francisco Municipal Transportation Agency.

While the former freeway ramps were demolished several years ago, a large amount of soil used to construct the former ramps remains on the site. The development would cut into the sloping parcel. As a result, site grading would require excavation and removal of previously imported and naturally occurring site soils for off-site disposal. The greatest excavation would be the removal of two former freeway ramps, and would include additional excavation and removal of the majority of the former off-ramp fill in the north central portion of the property. On the west side of the project site, the basement would be about 12 feet below existing Laguna Street grades. The basement floor would slope down to the east, generally following the slope of Oak Street. Only the western three-quarters of the site would have a full basement level beneath the Oak Street elevations. The excavation would consist of a cut of approximately 11-15 feet at Laguna Street, and would taper to zero feet at Octavia Boulevard which would result in the removal of approximately 13,000 cubic yards of soil from the site.

Project construction would take approximately 18 months, and the project’s estimated cost is \$42,000,000.

Approvals

The following project approvals would be required from the San Francisco Planning Commission: (1) Conditional Use Authorization to develop on a lot exceeding 10,000 square feet, as required by Planning Code Section 121.1 and 121.5; and (2) Conditional Use Authorization to approve dwelling unit density greater than the maximum allowed in a RTO District pursuant to Section 209.1(n) of the code; and Planned Unit Development (PUD) per Section 304(d) for project sites that exceed one-half acre in size.

The PUD would include modifications to the rear yard requirement, private open space dimensions, off-street loading requirement, height measurement, and bay window size.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the applicable Programmatic Final EIR (FEIR) for the plan area. Items checked "Sig. Impact Identified in FEIR" identify topics for which a significant impact is identified in the FEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the FEIR, the item is checked "Proj. Contributes to Sig. Impact Identified in FEIR." Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text of the Certificate of Determination for each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the FEIR. Any impacts not identified in the FEIR will be addressed in a separate Focused Initial Study or EIR.

All items for which the project would have no impact are checked "No Impact," and are discussed below.

Topics:	Project			
	Sig. Impact Identified in FEIR	to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	No Impact
1. LAND USE AND LAND USE PLANNING—				
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Have a substantial impact upon the existing character of the vicinity?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan is intended to change the existing land use character of the project area to a transit-oriented, high-density mixed-use neighborhood. The Market and Octavia Neighborhood Plan Final Environmental Impact Report (FEIR) analyzed the proposed land use changes and determined that the Market and Octavia Neighborhood Plan, including development of the former Central Freeway parcels, would not result in a significant adverse impact in land use character.

The proposed project would remove the existing surface parking lot, trees, and temporary community garden structures and improvements, regrade the site, improve the Hickory Street right-of-way through the block along the northerly frontage of the property, and construct a new mixed-use building with approximately 182 dwelling units and approximately 3,750 square feet of retail space, situated over a 91-space subterranean parking garage. According to the Market and Octavia Neighborhood Plan, the development of the Central Freeway parcels, including Parcel P, would help reunite a neighborhood that was previously divided and disrupted by the Central Freeway structure. Therefore, the development of Parcel P would not physically disrupt or divide an established community.

With the adoption of the Market and Octavia Neighborhood Plan, the project site was re-zoned from P (Public) to Hayes-Gough NCT (Neighborhood Commercial Transit) along Octavia Boulevard and RTO (Residential Transit Oriented) on the rest of the block. Hayes-Gough NCT allows and encourages residential uses, at a greater density, above neighborhood-serving retail uses at the ground floor, with improved conditions for pedestrians. The Hayes-Gough NCT zoning allows for the proposed residential and retail uses and sizes. RTO zoning allows and encourages residential infill development, and limited commercial uses on corner lots. RTO zoning allows for the project's residential use and corner retail use. The residential portion located in the RTO zoning district exceeds the principally permitted dwelling unit density ratio of one unit per 600 sq. ft. of lot area with no upper limit on the density permitted with conditional use authorization. The 42,323 sq. ft. portion of the project site zoned RTO would principally permit 71 dwelling units. Therefore, the Planning Commission would need to grant Conditional Use authorization to approve a project within the RTO district with a greater density than the principally permitted ratio. Conditional Use Authorization is also required to allow development on a lot greater than 10,000 square feet in the RTO and Hayes-Gough NCT Districts. Approval of a Planned Unit Development (PUD) is being requested, with specific requests for modification of Planning Code requirements regarding the rear yard configuration, open space configuration, bay window configuration, and height measurement methodology. Per Section 304 of the Planning Code, PUD's are "intended for projects on site of considerable size, developed as integrated units of stable and desirable character." Through this process, well-reasoned modifications from the requirements of the Planning Code may be requested "in cases of outstanding overall design, complementary to the design and values of the surrounding area." The proposed building would be consistent with the height and bulk controls, uses and densities for the site analyzed in the Market and Octavia Neighborhood Plan PEIR. The proposed project would intensify uses in the project vicinity, but would not result in a significant environment effect, and the new land uses would not have an impact on the character of the vicinity beyond what was identified in the PEIR.

The FEIR identifies Parcel P as one of two parcels in the area that offer one of the largest development opportunity sites along the recently established Octavia Boulevard. The FEIR also noted that while suitable for high-density residential use, the plan recommends a more modest scale residential development with ground-floor retail in individual buildings to maintain the scale of the surrounding

areas. Since the project would be subject to PUD criteria ensuring the compatibility with surrounding scale, the project would not have a substantial adverse impact on the existing character of the vicinity nor would it disrupt or divide and established community. The height and scale of housing and ground-floor retail have been considered in the FEIR to ensure compatibility with existing surrounding uses and that the proposed development would not have a substantial adverse impact on the existing character of the vicinity in terms of use, scale, and heights for the project site.

The Planning Code provides for the PUD and Conditional Use authorization and therefore a project that requires such approvals is considered consistent with the Code. The Department has concluded that the proposed project is consistent with the Plan's vision, particularly as it involves development of infill housing and provides active ground-floor uses. The project is also consistent with the Plan's goals of mixed-use, higher-density development near transit. The project's reliance on transportation demand management and transit facilities to support future trips is consistent with the Plan's policies. Furthermore, the proposed street-front retail and related pedestrian-scale façade treatments are consistent with the Plan's design principles. The discretion of the PUD and Conditional Use authorization processes are sufficient to safeguard against individual or cumulatively considerable land use change impacts.

As determined by the Citywide and Current Planning sections of the San Francisco Planning Department, the proposed project is (i) consistent with the Market and Octavia Neighborhood Plan, (ii) satisfies the requirements of the General Plan and the Planning Code, and (iii) is eligible for a Community Plan Exemption.^{20,21} Therefore, the project would have no significant impacts related to land use.

Topics:	Project Contributes to		Project Has	
	Sig. Impact Identified in FEIR	Sig. Impact Identified in FEIR	Sig. Peculiar Impact	No Impact
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☐	☒

²⁰ Jose Campos, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, Market and Octavia – "Parcel P"*. This document is on file and available for review as part of Case File No. 2011.0744E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

²¹ Kelley Amdur, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Current Planning, Market and Octavia – "Parcel P"*. This document is on file and available for review as part of Case File No. 2011.0744E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Topics:	Project			
	Contributes to		Project Has	
	Sig. Impact Identified in FEIR	Sig. Impact Identified in FEIR	Sig. Peculiar Impact	No Impact
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan envisioned the character of the Plan Area as experiencing incremental change from a mid-rise area with a mix of residential and commercial uses and parking lots to a vibrant, full-service urban neighborhood of mid- to high-rise residential and mixed-use buildings in distinct locations. Designated areas of open space, landscaped public rights-of-way, and enclaves of older housing and commercial buildings would intersperse this area. The greatest amount of aesthetic change under the Plan is expected to occur in the Western South of Market (SoMa) neighborhood and on the Central Freeway parcels along the Octavia Boulevard corridor.

The Plan envisioned that future development of Parcel P would add visual interest to the streetscape by constructing a variety of housing types, consistent with the character of the surroundings. For the Parcel P site, the Market and Octavia Neighborhood Plan proposed housing with multi-family apartments over active ground-floor uses on the corners. Smaller-scale housing in the mid-block portion of the project site would be constructed in keeping with Hayes Valley's prevailing land use pattern. Heights would range from 40 feet along Hickory Street to 50 feet along Oak Street and Octavia Boulevard with an additional 5-foot height allowance along Octavia Boulevard if constructing 15-foot-high ground-floor retail space.

The proposed project would remove the existing surface parking lot, trees, and temporary community garden structures and improvements, regrade the site, improve the Hickory Street right-of-way through the entire block along the northerly frontage of the property, and construct a new mixed-use residential development of three- to five-stories ranging from 39 feet to 55 feet in height. The project would conform to the scale and variety of housing types analyzed in the FEIR. While the new buildings would change the visual appearance of the site, they would not substantially degrade its visual character or quality as analyzed in the FEIR. Furthermore, the proposed buildings would not obstruct longer-range views from various locations in the Plan Area and the City as a whole. New construction on Parcel P would generate additional night lighting but not in amounts unusual for a developed urban area. Thus, conclusion that visual character, scenic view and light and glare impacts would be less than significant in the FEIR are application to the proposed project.

Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse

effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would be visible from some residential and commercial buildings within the project site vicinity. Some reduced or modified private views on private property would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected. Nonetheless, the change in views would not exceed that commonly expected in an urban setting, and the loss of those views would not constitute a significant impact under the CEQA.

<i>Topics:</i>		<i>Project Contributes to</i>		<i>Project Has</i>	<i>No Impact</i>
		<i>Sig. Impact Identified in FEIR</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Sig. Peculiar Impact</i>	
3. POPULATION AND HOUSING—					
Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b)	Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☒
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The Market and Octavia Neighborhood Plan is anticipated to result in a net increase of 7,620 residents by the year 2025 including up to 1,680 residents as a result of the development of the 22 Central Freeway parcels, including Parcel P. The FEIR determined that while the Plan would generate household growth, it would not cause an adverse physical impact as it would focus new housing development in San Francisco in an established urban area that has a high level of transportation and other public services that can accommodate the proposed residential increase.

The proposed project is located within the Market and Octavia Neighborhood Plan that calls for transit oriented development, infill housing development, jobs, and services near the existing transportation infrastructure. Planning Department staff has determined that the proposed project, a new mixed-use building with approximately 182 dwelling units and approximately 3,750 square feet of retail space, is consistent with the Market and Octavia Neighborhood Plan which envisioned 800 to 900 units of in-fill housing development on the Central Freeway parcels.

The proposed project is not anticipated to create a substantial demand for increased housing, and would actually satisfy the Plan's goal of increasing the affordable housing supply as an Affordable Housing Fee would be paid (equivalent to 20% of the units) to support construction of affordable housing in the City. Additionally, the project is paying the Market and Octavia Affordable Housing Fee, as required by Planning Code 416. The retail space provided (approximately 3,750 sq. ft.) would create approximately 11 jobs²², which is accounted for in the 60 jobs attributable to the Market and Octavia Neighborhood Plan. Additionally, the proposed project would not displace substantial numbers of people, because the project site is currently a vacant lot with the Hayes Valley Farm as an interim use. As such, construction of replacement housing would not be necessary.

The development of Parcel P into infill housing in an existing neighborhood well-served by transit and other public services would not have significant physical environmental impacts due to population, housing and employment growth. The site's development would fall into the range of effects discussed in the FEIR and would not have a significant physical environmental impact.

Topics:	Project			
	Contributes to		Project Has	
	Sig. Impact Identified in FEIR	Sig. Impact Identified in FEIR	Sig. Peculiar Impact	No Impact
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

²² The estimated number of retail employees is based on the project's proposed retail space (3,750 sq. ft.) divided by 350, equating to 1 job for every 350 sq. ft., derived from Table C-1 of the *Transportation Impact Analysis Guidelines*, San Francisco Planning Department, October 2002.

Historic Architectural Resources

The Market and Octavia FEIR did not identify any significant impacts to historical resources with regard to development of the Central Freeway parcels, including Parcel P. Therefore, no mitigation measures would be required.

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The vacant lot is considered a “Category B” property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department’s CEQA review procedures.²³

The southern and western frontages of the project site are adjacent to the Hayes Valley Residential Historic District (“District”). The District was originally evaluated in 1996 as part of the NEPA-mandated environmental compliance for the reconstruction of the Hayes Valley Housing Project. The boundaries for the survey were Octavia Boulevard to the east, Duboce Avenue and Market Street to the south, Grove Street to the north, and Fillmore Street to the west. In 1997, the California Office of Historic Preservation determined that the area was a “National Register-eligible district” and was listed in the California Register of Historical Resources. Most recently, the Market and Octavia Survey, undertaken in 2006, documented and evaluated additional residential properties in the Hayes Valley neighborhood and proposed their inclusion as an update to the 1997 District. The “residential” moniker given to the district is indicative of the types of contributing resources that are prevalent throughout the area. The earliest contributor dates to circa 1868, while the latest dates to circa 1920.

The majority of Hayes Valley is located within the Market and Octavia Survey Area, being sited northeast of the Lower Haight, south of the Western Addition, and west of the Civic Center neighborhoods. Though its boundaries are somewhat amorphous, the core of the Hayes Valley neighborhood is generally recognized as being bounded by Franklin Street to the east, Fulton Street to the north, Buchanan Street to the west, and the diagonal line of Market Street to the south. Based on the information in the adopted Market and Octavia Survey, the project site, which is a vacant parcel, is located outside the boundaries of an eligible historic district (Hayes Valley Residential Historic District) and is not eligible individually or as a contributor to such district.

The proposed project would construct a new mixed-use development consisting of residential buildings on a vacant lot. The proposed project is wood-framed, five-story building over a podium deck with a variety of exterior materials including horizontal wood/hardiboard cladding, stucco, cement panels, resin/wood panels, brick veneer, and metal. The project would not cause a significant adverse impact to a California Register-eligible historic district or context as proposed. Potential impacts of the proposed new construction on portions of the Hayes Valley Residential Historic District along the south side of Oak Street and east side of Laguna Street (across the street from the project site) were evaluated by Knapp & VerPlanck Preservation Architects in a Historic Resource Evaluation dated June 28, 2011 (Knapp & VerPlanck HRE) and summarized below.

²³ Pilar LaValley, *Historic Resource Evaluation Report for Parcel P*, May 1, 2012. Available for review as part of Case File No. 2011.0744E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

As noted in the Knapp & VerPlanck HRE, the height and massing of the proposed building is compatible with the medium-sized apartment buildings and individual residential buildings in the nearby historic district. The new construction would be approximately five stories in height and would step down with the topography; both proposed height and relationship of new construction with site topography are consistent with the nearby Victorian and Edwardian-era dwellings along Oak Street. The more boldly massed portions of the project would face Octavia Boulevard, and, to a lesser extent, Laguna Street, which are wider streets with larger residential and mixed-use buildings. Where the new construction faces streets and residential buildings of a smaller scale, particularly along Hickory Street, it steps in and down to avoid overshadowing the narrow street and nearby residential context. Along Oak Street, the massing of the proposed construction is broken down into what appear to be several buildings with the façades of each “building” being further articulated through use of bay windows, recessed niches, and more delicate architectural features like balconies, projecting bay windows and recessed entrance bays in keeping with the façade articulation of adjacent Victorian and Edwardian-era buildings. Since the Knapp & VerPlanck HRE was prepared, at the request of the Planning Department, further design enhancements have been made to the proposed Oak Street elevation that further amplify articulation and differentiation of the façade and building mass in a manner that is consistent with contributing buildings on the opposite side of the street within the historic district.

Staff concurs with the Knapp & VerPlanck HRE that proposed new construction would be clearly differentiated from the historic district by its detailing and material palette while referencing numerous design elements from the district. Cladding materials, including horizontal wood (or hardiboard), masonry bases, and stucco and metal panel cladding at upper floors, represent modern interpretations, or references, to building materials in the historic district. The proposed new construction is differentiated from but compatible with the historic district in conformance with the Secretary’s Standards. Therefore, the proposed project is not anticipated to result in an adverse effect on off-site historical resources.

In conclusion, the project would not have a significant adverse impact on any historic architectural resources.

Archeological Resources

Please see Certificate of Determination for discussion of this topic.

Topics:	Project			
	Contributes to		Project Has	
	Sig. Impact Identified in FEIR	Sig. Impact Identified in FEIR	Sig. Peculiar Impact	No Impact
5. TRANSPORTATION AND CIRCULATION—				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Please see Certificate of Determination for discussion of this topic.

Topics:	Project			
	Contributes to		Project Has	
	Sig. Impact	Sig. Impact	Sig. Peculiar	
	Identified in	Identified in	Impact	No Impact
	FEIR	FEIR		
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
g) Be substantially affected by existing noise levels?	☐	☐	☐	☒

The Market and Octavia FEIR noted that ambient noise levels are not projected to increase as a result of the development of the Central Freeway parcels. Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including trucks, cars, Muni buses, emergency vehicles, and land use activities, such as commercial businesses and periodic temporary construction-related noise from nearby development, or street maintenance. Noises generated by residential and commercial uses are common and generally accepted in urban areas. The noise generated by the occupants of the proposed project would not be considered a significant impact of the proposed project. An approximate doubling of traffic volumes in the area would

be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

Development on the Central Freeway parcels, including Parcel P, was identified as increasing noise associated with exterior electrical and mechanical equipment on new buildings, however, this noise would be a less than significant impact within the context of the existing ambient noise levels from traffic on Oak Street, Fell Street, and Octavia Boulevard.

The residential units developed on the Central Freeway parcels would be required to provide an interior noise environment below 45 dBA (Ldn) in compliance with Title 24 of the California Code of Regulations and to incorporate noise reduction measures as outlined in Policy 10.2 of the San Francisco General Plan. Parcel P is surrounded by three streets with noise levels above 75 dBA L_{dn}, Laguna Street, Oak Street, and Octavia Boulevard. As required under the Housing Element EIR, new residential development located along streets with such noise levels require a noise study to identify potential noise-generating uses within the project vicinity, and to take at least one 24-hour noise measurement. A noise study was prepared for the proposed project at Parcel P.²⁴ The noise study demonstrates that Title 24 standards can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. The study also shows that the open space required under the Planning Code for Parcel P is protected from existing ambient noise levels that could prove annoying or disruptive to users of the open space. With required Title 24 measurements, the noise impact from the development of the Central Freeway parcels, including Parcel P, would be considered less than significant.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The Noise Ordinance requires that construction work be conducted in the following manner: 1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); 2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) to best accomplish maximum noise reduction; and 3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m., unless the Director of DPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 18 months, occupants of nearby properties could be disturbed by construction noise and possibly vibration. There may be times when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be

²⁴ Shen, Milsom, Wilke, *Environmental Noise Report SM&W Project #11272, Avalon Hayes Valley Residential Development, San Francisco, California*. September 27, 2011, Revised – May 25, 2012. This document is on file and available for review as part of Case File No. 2011.0744E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

considered a significant impact of the proposed project, because the construction noise would be temporary, intermittent, and restricted in occurrence and level as the contractor would be obliged to comply with the City's Noise Ordinance.

In light of the above, the proposed project would not result in any noise impacts; thus, noise impacts are not applicable to the proposed project.

Topics:	Project Contributes		Project Has Sig.	
	Sig. Impact Identified in FEIR	to Sig. Impact Identified in FEIR	Peculiar Impact	No Impact
7. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Please see Certificate of Determination for discussion of this topic.

Topics:	Project			
	Contributes to			
	Sig. Impact	Sig. Impact	Project Has	
	Identified in	Identified in	Sig. Peculiar	
	FEIR	FEIR	Impact	No Impact
8. GREENHOUSE GAS EMISSIONS—Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Greenhouse Gases

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHG's has been implicated as the driving force for global climate change. The primary GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor.

While the presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Emissions of carbon dioxide are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHGs include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes. Greenhouse gases are typically reported in "carbon dioxide-equivalent" measures (CO₂E).²⁵

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.²⁶

²⁵ Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

²⁶ California Climate Change Portal. Frequently Asked Questions About Global Climate Change. Available online at: <http://www.climatechange.ca.gov/publications/faqs.html>. Accessed November 8, 2010.

The Air Resources Board (ARB) estimated that in 2006 California produced about 484 million gross metric tons of CO₂E (MMTCO₂E), or about 535 million U.S. tons.²⁷ The ARB found that transportation is the source of 38 percent of the State’s GHG emissions, followed by electricity generation (both in-state and out-of-state) at 22 percent and industrial sources at 20 percent. Commercial and residential fuel use (primarily for heating) accounted for 9 percent of GHG emissions.²⁸ In the Bay Area, fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) and the industrial and commercial sectors are the two largest sources of GHG emissions, each accounting for approximately 36% of the Bay Area’s 95.8 MMTCO₂E emitted in 2007.²⁹ Electricity generation accounts for approximately 16% of the Bay Area’s GHG emissions followed by residential fuel usage at 7%, off-road equipment at 3% and agriculture at 1%.³⁰

REGULATORY SETTING

In 2006, the California legislature passed Assembly Bill No. 32 (California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32), also known as the Global Warming Solutions Act. AB 32 requires ARB to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions).

Pursuant to AB 32, ARB adopted a Scoping Plan in December 2008, outlining measures to meet the 2020 GHG reduction limits. In order to meet these goals, California must reduce its GHG emissions by 30 percent below projected 2020 business as usual emissions levels, or about 15 percent from today’s levels.³¹ The Scoping Plan estimates a reduction of 174 million metric tons of CO₂E (MMTCO₂E) (about 191 million U.S. tons) from the transportation, energy, agriculture, forestry, and high global warming potential sectors, see Table 4, below. ARB has identified an implementation timeline for the GHG reduction strategies in the Scoping Plan.³² Some measures may require new legislation to implement, some will require subsidies, some have already been developed, and some will require additional effort to evaluate and quantify. Additionally, some emissions reductions strategies may require their own environmental review under CEQA or the National Environmental Policy Act (NEPA).

²⁷ California Air Resources Board (ARB), “California Greenhouse Gas Inventory for 2000-2006— by Category as Defined in the Scoping Plan.” http://www.arb.ca.gov/cc/inventory/data/tables/ghg_inventory_scopingplan_2009-03-13.pdf. Accessed March 2, 2010.

²⁸ *Ibid.*

²⁹ Bay Area Air Quality Management District, Source Inventory of Bay Area Greenhouse Gas Emissions: Base Year 2007, Updated: February 2010. Available online at: http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/Emission%20Inventory/regionalinventory2007_2_10.ashx. Accessed March 2, 2010.

³⁰ *Ibid.*

³¹ California Air Resources Board, California’s Climate Plan: Fact Sheet. Available online at: http://www.arb.ca.gov/cc/facts/scoping_plan_fs.pdf. Accessed March 4, 2010.

³² California Air Resources Board. AB 32 Scoping Plan. Available Online at: http://www.arb.ca.gov/cc/scopingplan/sp_measures_implementation_timeline.pdf. Accessed March 2, 2010.

Table 1. GHG Reductions from the AB 32 Scoping Plan Sectors³³

GHG Reduction Measures By Sector	GHG Reductions (MMT CO ₂ E)
Transportation Sector	62.3
Electricity and Natural Gas	49.7
Industry	1.4
Landfill Methane Control Measure (Discrete Early Action)	1
Forestry	5
High Global Warming Potential GHGs	20.2
Additional Reductions Needed to Achieve the GHG Cap	34.4
Total	174
Other Recommended Measures	
Government Operations	1-2
Agriculture- Methane Capture at Large Dairies	1
Methane Capture at Large Dairies	1
Additional GHG Reduction Measures	
Water	4.8
Green Buildings	26
High Recycling/ Zero Waste	
• Commercial Recycling	
• Composting	
• Anaerobic Digestion	
• Extended Producer Responsibility	
• Environmentally Preferable Purchasing	9
Total	42.8-43.8

AB 32 also anticipates that local government actions will result in reduced GHG emissions. ARB has identified a GHG reduction target of 15 percent from current levels for local governments themselves and notes that successful implementation of the plan relies on local governments' land use planning and urban growth decisions because local governments have primary authority to plan, zone, approve, and permit land development to accommodate population growth and the changing needs of their jurisdictions.

The Scoping Plan relies on the requirements of Senate Bill 375 (SB 375) to implement the carbon emission reductions anticipated from land use decisions. SB 375 was enacted to align local land use and transportation planning to further achieve the State's GHG reduction goals. SB 375 requires regional transportation plans, developed by Metropolitan Planning Organizations (MPOs), to incorporate a "sustainable communities strategy" in their regional transportation plans (RTPs) that would achieve GHG emission reduction targets set by ARB. SB 375 also includes provisions for streamlined CEQA review for some infill projects such as transit-oriented development. SB 375 would be implemented over the next several years and the Metropolitan Transportation Commission's 2013 RTP would be its first plan subject to SB 375.

Senate Bill 97 (SB 97) required the Office of Planning and Research (OPR) to amend the state CEQA guidelines to address the feasible mitigation of GHG emissions or the effects of GHGs. In response, OPR amended the CEQA guidelines to provide guidance for analyzing GHG emissions. Among other changes

³³ *Ibid.*

to the CEQA Guidelines, the amendments add a new section to the CEQA Checklist (CEQA Guidelines Appendix G) to address questions regarding the project's potential to emit GHGs.

The Bay Area Air Quality Management District (BAAQMD) is the primary agency responsible for air quality regulation in the nine county San Francisco Bay Area Air Basin (SFBAAB). As part of their role in air quality regulation, BAAQMD has prepared the CEQA air quality guidelines to assist lead agencies in evaluating air quality impacts of projects and plans proposed in the SFBAAB. The guidelines provide procedures for evaluating potential air quality impacts during the environmental review process consistent with CEQA requirements. On June 2, 2010, the BAAQMD adopted new and revised CEQA air quality thresholds of significance and issued revised guidelines that supersede the 1999 air quality guidelines. The *2010 CEQA Air Quality Guidelines* provide for the first time CEQA thresholds of significance for greenhouse gas emissions. OPR's amendments to the CEQA Guidelines as well as BAAQMD's *2010 CEQA Air Quality Guidelines* and thresholds of significance have been incorporated into this analysis accordingly.

Project GHG Emissions

The proposed project would generate greenhouse gas emissions, but not in levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions.

The most common GHGs resulting from human activity are CO₂, CH₄, and N₂O.³⁴ State law defines GHGs to also include hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These latter GHG compounds are usually emitted in industrial processes, and therefore not applicable to the proposed project. Individual projects contribute to the cumulative effects of climate change by directly or indirectly emitting GHGs during construction and operational phases. Direct operational emissions include GHG emissions from new vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations.

The proposed project would increase the activity onsite by establishing a residential use with retail which would result in additional vehicle trips and an increase in energy use. The expansion could also result in an increase in overall water usage which generates indirect emissions from the energy required to pump, treat and convey water. The expansion could also result in an increase in discarded landfill materials. Therefore, the proposed project would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and operations associated with energy use, water use and wastewater treatment, and solid waste disposal.

As discussed above, the BAAQMD has adopted CEQA thresholds of significance for projects that emit GHGs, one of which is a determination of whether the proposed project is consistent with a Qualified

³⁴ Governor's Office of Planning and Research. *Technical Advisory- CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review*. June 19, 2008. Available at the Office of Planning and Research's website at: <http://www.opr.ca.gov/ceqa/pdfs/june08-ceqa.pdf>. Accessed March 3, 2010.

Greenhouse Gas Reduction Strategy, as defined in the 2010 CEQA Air Quality Guidelines. On August 12, 2010, the San Francisco Planning Department submitted a draft of the City and County of San Francisco's *Strategies to Address Greenhouse Gas Emissions* to the BAAQMD.³⁵ This document presents a comprehensive assessment of policies, programs and ordinances that collectively represent San Francisco's Qualified Greenhouse Gas Reduction Strategy in compliance with the BAAQMD's 2010 CEQA Air Quality Guidelines and thresholds of significance.

San Francisco's GHG reduction strategy identifies a number of mandatory requirements and incentives that have measurably reduced greenhouse gas emissions including, but not limited to, increasing the energy efficiency of new and existing buildings, installation of solar panels on building roofs, implementation of a green building strategy, adoption of a zero waste strategy, a construction and demolition debris recovery ordinance, a solar energy generation subsidy, incorporation of alternative fuel vehicles in the City's transportation fleet (including buses and taxis), and a mandatory composting ordinance. The strategy also identifies 42 specific regulations for new development that would reduce a project's GHG emissions.

San Francisco's climate change goals are identified in the 2008 Greenhouse Gas Reduction Ordinance as follows:

- By 2008, determine the City's 1990 GHG emissions, the baseline level with reference to which target reductions are set;
- Reduce GHG emissions by 25 percent below 1990 levels by 2017;
- Reduce GHG emissions by 40 percent below 1990 levels by 2025; and
- Reduce GHG emissions by 80 percent below 1990 levels by 2050.

The City's 2017 and 2025 GHG reduction goals are more aggressive than the State's GHG reduction goals as outlined in AB 32, and consistent with the State's long-term (2050) GHG reduction goals. San Francisco's *Strategies to Address Greenhouse Gas Emissions* identifies the City's actions to pursue cleaner energy, energy conservation, alternative transportation and solid waste policies, and concludes that San Francisco's policies have resulted in a reduction in greenhouse gas emissions below 1990 levels, meeting statewide AB 32 GHG reduction goals. As reported, San Francisco's 1990 GHG emissions were approximately 8.26 million metric tons (MMT) CO₂E and 2005 GHG emissions are estimated at 7.82 MMTCO₂E, representing an approximately 5.3 percent reduction in GHG emissions below 1990 levels.

The BAAQMD reviewed San Francisco's *Strategies to Address Greenhouse Gas Emissions* and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's CEQA

³⁵ San Francisco Planning Department. *Strategies to Address Greenhouse Gas Emissions in San Francisco*. 2010. The final document is available online at: <http://www.sfplanning.org/index.aspx?page=1570>.

Guidelines (2010) and stated that San Francisco's "aggressive GHG reduction targets and comprehensive strategies help the Bay Area move toward reaching the State's AB 32 goals, and also serve as a model from which other communities can learn."³⁶

Based on the BAAQMD's 2010 *CEQA Air Quality Guidelines*, projects that are consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions* would result in a less than significant impact with respect to GHG emissions. Furthermore, because San Francisco's strategy is consistent with AB 32 goals, projects that are consistent with San Francisco's strategy would also not conflict with the State's plan for reducing GHG emissions. As discussed in San Francisco's *Strategies to Address Greenhouse Gas Emissions*, new development and renovations/alterations for private projects and municipal projects are required to comply with San Francisco's ordinances that reduce greenhouse gas emissions. Applicable requirements are shown below in Table 2.

Regulation	Requirements
Emergency Ride Home Program	All persons employed in San Francisco are eligible for the emergency ride home program.
Transit Impact Development Fee (Administrative Code, Chapter 38)	Establishes the following fees for all commercial developments. Fees are paid to the SFMTA to improve local transit services.
Bicycle parking in Residential Buildings (Planning Code, Section 155.5)	(A) For projects up to 50 dwelling units, one Class 1 space for every 2 dwelling units. (B) For projects over 50 dwelling units, 25 Class 1 spaces plus one Class 1 space for every 4 dwelling units over 50.
Car Sharing Requirements (Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.
Parking requirements for San Francisco's Mixed-Use zoning districts (Planning Code Section 151.1)	The Planning Code has established parking maximums for many of San Francisco's mixed use districts.

³⁶ Letter from Jean Roggenkamp, BAAQMD, to Bill Wycko, San Francisco Planning Department. October 28, 2010. This letter is available online at: <http://www.sfplanning.org/index.aspx?page=1570>. Accessed November 12, 2010.

San Francisco Green Building Requirements for Energy Efficiency (SF Building Code, Chapter 13C)	Under the Green Point Rated system and in compliance with the Green Building Ordinance, all new residential buildings will be required to be at a minimum 15% more energy efficient than Title 24 energy efficiency requirements.
San Francisco Green Building Requirements for Stormwater Management (SF Building Code, Chapter 13C) Or San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	Requires all new development or redevelopment disturbing more than 5,000 square feet of ground surface to manage stormwater on-site using low impact design. Projects subject to the Green Building Ordinance Requirements must comply with either LEED® Sustainable Sites Credits 6.1 and 6.2, or with the City's Stormwater ordinance and stormwater design guidelines.
San Francisco Green Building Requirements for solid waste (SF Building Code, Chapter 13C)	Pursuant to Section 1304C.0.4 of the Green Building Ordinance, all new construction, renovation and alterations subject to the ordinance are required to provide recycling, composting and trash storage, collection, and loading that is convenient for all users of the building.
Mandatory Recycling and Composting Ordinance (Environment Code, Chapter 19)	The mandatory recycling and composting ordinance requires all persons in San Francisco to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse.
San Francisco Green Building Requirements for construction and demolition debris recycling (SF Building Code, Chapter 13C)	These projects proposing demolition are required to divert at least 75% of the project's construction and demolition debris to recycling.
San Francisco Construction and Demolition Debris Recovery Ordinance (SF Environment Code, Chapter 14)	Requires that a person conducting full demolition of an existing structure to submit a waste diversion plan to the Director of the Environment which provides for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.
Street Tree Planting Requirements for New Construction (Planning Code Section 428)	Planning Code Section 428 requires new construction, significant alterations or relocation of buildings within many of San Francisco's zoning districts to plant on 24-inch box tree for every 20 feet along the property street frontage.

Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3102.8)	Bans the installation of wood burning fire places except for the following: • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District
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Depending on a proposed project's size, use, and location, a variety of controls are in place to ensure that a proposed project would not impair the State's ability to meet statewide GHG reduction targets outlined in AB 32, nor impact the City's ability to meet San Francisco's local GHG reduction targets. Given that: (1) San Francisco has implemented regulations to reduce greenhouse gas emissions specific to new construction and renovations of private developments and municipal projects; (2) San Francisco's sustainable policies have resulted in the measured success of reduced greenhouse gas emissions levels; (3) San Francisco has met and exceeded AB 32 greenhouse gas reduction goals for the year 2020; (4) current and probable future state and local greenhouse gas reduction measures will continue to reduce a project's contribution to climate change; and (5) San Francisco's *Strategies to Address Greenhouse Gas Emissions* meet BAAQMD's requirements for a Qualified GHG Reduction Strategy, projects that are consistent with San Francisco's regulations would not contribute significantly to global climate change. The proposed project would be required to comply with these requirements, and was determined to be consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions*.³⁷ As such, the proposed project would result in a less than significant impact with respect to GHG emissions.

Topics:	Project			
	Contributes to			
	Sig. Impact	Sig. Impact	Project Has	
	Identified in	Identified in	Sig. Peculiar	
	FEIR	FEIR	Impact	No Impact
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☒
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☐	☐	☐	☒

Please see the Certificate of Determination for discussion of this topic.

³⁷ Greenhouse Gas Analysis: Compliance Checklist. November 12, 2010. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Topics:	Project			
	Contributes		Project Has Sig. Peculiar Impact	No Impact
	Sig. Impact Identified in FEIR	to Sig. Impact Identified in FEIR		
10. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Physically degrade existing recreational resources?	☐	☐	☐	☒

The development of the Central Freeway parcels, including 182 dwelling units at Parcel P, would contribute to the Market and Octavia Neighborhood Plan's less-than-significant increased demand for open space in the Plan Area as described in the FEIR. The residents of Parcel P would use existing parks, open spaces, and recreation areas near the corridor including: Patricia's Green, Hayward Playground, Jefferson Square, War Memorial Open Space, Koshland Park, and Howard-Langton Mini Park. In addition, the FEIR identified that the provision of Octavia Plaza, McCoppin Square, and Brady Park proposed in the Plan would offset the increased demand created by developing the Central Freeway parcels. As a result, no significant impact on recreation and open space facilities is expected to occur.

Topics:	Project			
	Contributes			
	Sig. Impact Identified in FEIR	to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	No Impact
11. UTILITIES AND SERVICE SYSTEMS--Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

Topics:	Project Contributes		Project Has Sig.	
	Sig. Impact Identified in FEIR	to Sig. Impact Identified in FEIR	Peculiar Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

The proposed project would contribute to the Market and Octavia Neighborhood Plan's less-than-significant increased demand on wastewater treatment, stormwater drainage facilities, water supply, and landfill capacity. The project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board and would not require the construction of new wastewater/storm water treatment facilities or expansion of existing ones. The proposed project would have sufficient water supply available from existing entitlement, and solid waste generated by project construction and operation would not result in the landfill exceeding its permitted capacity, and the project would not result in a significant solid waste generation impact. Utilities and service systems would not be adversely affected by the project, individually or cumulatively, and no significant impact would ensue.

<i>Topics:</i>	<i>Project Contributes</i>			
	<i>Sig. Impact</i>	<i>to Sig. Impact</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
	<i>Identified in</i>	<i>Identified in</i>		
	<i>FEIR</i>	<i>FEIR</i>		

12. PUBLIC SERVICES— Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services? | ☐ | ☐ | ☐ | ☒ |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed project would not substantially increase demand for police or fire protection services beyond what was analyzed in the Market and Octavia FEIR and would not necessitate new school facilities in San Francisco. The proposed project would not result in a significant impact to public services.

<i>Topics:</i>	<i>Project Contributes</i>			
	<i>Sig. Impact</i>	<i>to Sig. Impact</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>No Impact</i>
	<i>Identified in</i>	<i>Identified in</i>		
	<i>FEIR</i>	<i>FEIR</i>		

13. BIOLOGICAL RESOURCES—**Would the project:**

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Topics:	Project Contributes		Project Has Sig.	
	Sig. Impact Identified in FEIR	to Sig. Impact Identified in FEIR	Peculiar Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

The project site is covered by a surface parking lot at the southeasterly portion of the site, remnants of freeway ramps from the Central Freeway, and several small temporary structures associated with the Hayes Valley Farm, a temporary community garden use. Twelve "significant trees" as defined by Public Works Code 8.02-8.11 have been identified on the site. "Significant trees" are defined by Public Works Code Section 8.02-8.11 as trees within 10 feet of a lot line abutting a public right-of-way that are above 20 feet in height, or within a canopy greater than 15 feet in diameter, or with a trunk diameter greater than 12 inches at chest height. The trees on the Parcel P site are non-native eucalyptus (*Eucalyptus camaldulensis*) and range in height from 35 to 50 feet, with canopies ranging from 8 to 50 feet in diameter, and trunks of 12 to 36 inches in diameter. These trees are proposed for removal and replacement with other tree species such as Water Gum (*Tristania laurinas*) and Japanese Maple (*Acer palmatum*). Eight street trees have also been identified around the site and are proposed for removal and replacement. They

include Cherry Trees (*Prunus serrulata*) and ornamental fruit trees (*Pyrus* and *Ficus nitida*). Two of the street trees are deceased.

The removal of twelve "significant" trees as defined by the Public Works Code would be subject to the rules and procedures governing permits for removal of street trees as set forth in Section Public Works Code Section 806(b): Planting and Removal by Persons Other Than the Department. By ordinance, the sponsor would be required to obtain a permit and the removal of the trees would be at the discretion of the Department of Public Works (DPW). As part of DPW's determination to authorize removal of a significant tree, its Director would consider the following factors related to the tree: size, age, and species; visual and aesthetic characteristics; cultural or historic characteristics; ecological characteristics; locational characteristics; whether the tree constitutes a hazard tree; and whether the tree has been maintained. If DPW grants a tree removal permit, the project sponsor is required to replace each tree with a street tree or trees of equivalent replacement value or pay an in-lieu fee unless DPW makes written findings detailing the basis for waiving or modifying this requirement. The removal of the twelve "significant" trees would be less than significant given the project sponsor's compliance with the Public Works Code.

The FEIR states that development of the Central Freeway parcels, including Parcel P, would not affect, or substantially diminish, plant or animal habitats, nor would require removal of substantial numbers or mature, scenic trees. The trees on and around the project site present the potential for the presence of nesting birds. Nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA). The project sponsor would be required to comply with the MBTA in order to protect nesting birds. California Department of Fish and Game biologists have broadly defined the nesting season as February 1st through August 15th. Under the MBTA, the project sponsor and/or the construction contractor(s) is required to trim/remove all vegetation/tree limbs necessary for project construction between September 1 to January 31. Should construction activities or vegetation removal commence between February 1 to August 31, pre-construction surveys for nesting birds would be required for any affected tree(s) by a qualified biologist to ensure that no active nests would be disturbed during project implementation. A pre-construction survey would be required to be conducted no more than 14 days prior to the initiation of demolition/construction activities. During this survey, the qualified person would inspect the trees and areas immediately adjacent for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist, in consultation with the Department of Fish and Game, shall determine the extent of a construction-free buffer zone to be established around the nest until the young have fledged. The project site is located in a developed urban area which does not support or provide habitat for any rare or endangered wildlife species, animal, or plant life or habitat, and compliance with the MBTA would ensure that it would not interfere with any resident or migratory species. Accordingly, the proposed project would result in no impact on sensitive species, special status species, native or migratory fish species, or wildlife species.

Per Planning Code Section 138.1, the Department may require standard streetscape elements and sidewalk widening for the appropriate streetscape elements per the Better Streets Plan, including street trees, landscaping. The development of Parcel P would therefore not have a significant impact on biological resources.

One comment received by the Department in response to the September 2011 "Notification of Project Receiving Environmental Review" expressed concern regarding the removal of trees on Parcels P and O.

The project would not involve removal of trees on the adjacent Parcel O to the north of the project site. The sponsor would prune/respice and protect trees on Parcel O during construction per the direction of a certified arborist.³⁸ The removal of trees on Parcel P was analyzed in the Market and Octavia FEIR. Parcel P is covered mostly with the impervious surfaces of a parking lot and remnants of the Central Freeway ramps. As stated above, no known rare, threatened or endangered animal or plant species are known to exist on the project site. Development of Parcel P would not affect or substantially diminish plant or animal habitats. The project would not remove scenic trees, and all removed significant and street trees would be replaced. The courtyard and proposed site landscaping would include plants and street trees appropriate for the urban landscape. The development of the Parcel P and public street and open space improvements would therefore not have a significant impact on biological resources.

Topics:	Project Contributes		Project Has Sig.	
	Sig. Impact Identified in FEIR	to Sig. Impact Identified in FEIR	Peculiar Impact	No Impact
14. GEOLOGY AND SOILS—				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒

³⁸ Kim Diamond, Avalon Bay, "Fw: Response to comment regarding tree removal on adjacent Parcel P." Message to Andrea Contreras. February 14, 2012. Email. Available for review as part of Case File No. 2011.0744E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Topics:	Project Contributes		Project Has Sig.	
	Sig. Impact Identified in	to Sig. Impact Identified in	Peculiar Impact	No Impact
	FEIR	FEIR		
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☒

Please see the Certificate of Determination for discussion of this topic.

Topics:	Project Contributes		Project Has Sig.	
	Sig. Impact Identified in	to Sig. Impact Identified in	Peculiar Impact	No Impact
	FEIR	FEIR		
15. HYDROLOGY AND WATER QUALITY—				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒

Topics:	Project Contributes			
	Sig. Impact	to Sig. Impact	Project Has Sig.	
	Identified in FEIR	Identified in FEIR	Peculiar Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒

Topics:	Project Contributes		Project Has Sig. Peculiar Impact	
	Sig. Impact Identified in	to Sig. Impact Identified in		
	FEIR	FEIR	No Impact	
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

The project site is a Central Freeway parcel that was previously occupied by elevated freeway and surface parking lot and is currently the site of a parking lot, freeway ramp remnants, and temporary community garden structures and improvements. The development of this parcel would once again introduce impervious surface on the entirety of the lot. The development of the parcel would be required to manage wastewater and stormwater runoff within the combined sanitary and stormwater sewer system. The Market and Octavia Neighborhood Plan FEIR identified no significant impacts associated with surface water runoff as a result of this parcel's development. The project site would be subject to the City's Industrial Waste Ordinance, requiring that groundwater meet specified water quality standards before it be discharged into the sewer system. With the implementation of these requirements, the impacts to groundwater would be less than significant.

One comment received in response to the Department's September 2011 "Notification of Project Receiving Environmental Review" expressed concern regarding the amount of impervious surface at the project site. The project would increase the imperviousness of the project site from approximately 70% impervious pre-construction to 94% impervious post-construction.³⁹ As mentioned above, the project site is covered mostly by impervious surface, namely a parking lot and vestiges of Central Freeway ramps. This increase would have a negligible effect on the amount of stormwater that infiltrates the ground or is channeled to the City's combined sewer system.

The Department received another comment conveying interest in a decrease in stormwater infiltration and recharge of the city's groundwater supply as a result of the project. The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project would be subject to the City's Stormwater Management Ordinance. This ordinance requires that any project resulting in a ground disturbance of 5,000 square feet or greater, including the project site, prepare a Stormwater Control Plan (SCP), consistent with the November 2009 Stormwater Design Guidelines. Responsibility for approval of the SCP is with the SFPUC Wastewater Enterprise, Urban Watershed Management Program (UWMP). In accordance with the Stormwater Management Ordinance, the project site will be designed with Low Impact Design (LID) approaches and stormwater management systems to comply with the Stormwater Design Guidelines. A LID approach uses stormwater management solutions that promote the use of ecological and landscape-based systems that mimic pre-

³⁹ This percentage includes on-site improvements to Parcel P and the public sidewalks surrounding the parcel that would be installed and/or reconstructed in conjunction with the project.

development drainage patterns and hydrologic processes by increasing retention, detention, infiltration, and treatment of stormwater at its source. San Francisco Green Building Requirements for Stormwater Management (SF Building Code, Chapter 13C) and San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2) requires all new development or redevelopment disturbing more than 5,000 square feet of ground surface to manage stormwater on-site using low impact design. Projects subject to the Green Building Ordinance Requirements must comply with either LEED® Sustainable Sites Credits 6.1 and 6.2, or with the City's Stormwater ordinance and stormwater design guidelines. The proposed project would disturb over 5,000 square-feet, which would require the project sponsor to comply with the SFPUC's stormwater design guidelines, which emphasize low impact development using a variety of Best Management Practices (BMPs) for managing stormwater runoff and reducing impervious surfaces, thereby reducing the volume of combined stormwater and sanitary sewage requiring treatment. Potential BMPs for the project may include the use of flow through planters with under drains at the podium courtyard level and a dry well beneath the entry slab at the eastern end of the project. All BMPs would be designed to receive and treat direct roof run-off. BMPs proposed for the project's offsite improvements may include the use of permeable pavement in between street tree wells behind the curb. All of these measures would help to manage stormwater runoff; they would also reduce the volumes of stormwater generated by the site in the first place. Therefore, there would be a less-than-significant impact with regards to reducing groundwater recharge.

The commenter also expressed concern that the project would result in increased greenhouse gas emissions as a result of treating greater volumes of stormwater runoff. Compliance with the Stormwater Management Ordinance would require the project to maintain or reduce the existing volume and rate of stormwater runoff discharged from the site. To achieve this, the project would implement and install appropriate stormwater management systems that retain runoff onsite, promote stormwater reuse, and limit site discharges before entering the combined sewer collection system. Since a negligible amount of stormwater would runoff into the combined sewer collection system, any resulting increase in greenhouse gas emissions to treat this amount would also be negligible and less-than-significant. For more detail on the project's greenhouse gas emissions and the project's compliance with San Francisco's Greenhouse Gas Reduction Strategy, see Section 8, Greenhouse Gas Emissions, page 39.

Finally, a comment was received expressing concern that during high-rain events there may be sewer overflow into the San Francisco Bay. The proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. Under existing conditions, during rainstorms the combined sewer system prevents untreated sewage from overflowing to the Bay or ocean. Shoreline treated discharges occur approximately one to ten times per year. In 1972, Congress passed the Clean Water Act (CWA) to regulate the discharge of pollutants to receiving waters such as oceans, bays, rivers and lakes. Under the CWA, waste discharges from industrial and municipal sources are regulated through the National Pollutant Discharge Elimination System (NPDES) Permit Program. Approximately 90% of San Francisco is served by a combined sewer system that conveys both sewage and stormwater for treatment to three sewage treatment plants before being discharged to receiving water. Discharges from the treatment plants are subject to the requirements of NPDES permits. As mentioned above, in compliance with the Stormwater Management Ordinance, the project would implement and install appropriate stormwater management systems that capture and treat stormwater runoff from 90 percent of the average rainfall, and mitigate stormwater quality effects by promoting

treatment or infiltration of stormwater runoff prior to discharging to the separate sewer system and entering the bay or ocean. Because the project would be subject to these regulations, its development would not result in any significant impacts or water quality.

Therefore, effects related to water resources would not be significant, either individually or cumulatively as identified in the Market and Octavia FEIR.

Topics:	Project Contributes		Project Has Sig.	
	Sig. Impact Identified in FEIR	to Sig. Impact Identified in FEIR	Peculiar Impact	No Impact
16. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Topics:	Project Contributes		Project Has Sig.	
	Sig. Impact	to Sig. Impact	Peculiar Impact	No Impact
	Identified in FEIR	Identified in FEIR		
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☐	☒

Please see the Certificate of Determination for discussion of this topic.

Topics:	Project Contributes			
	Sig. Impact	to Sig. Impact	Project Has Sig.	No Impact
	Identified in	Identified in		
	FEIR	FEIR	Peculiar Impact	
17. MINERAL AND ENERGY RESOURCES—				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☒

The proposed project would not result in a significant physical environmental effect with respect to mineral and energy resources. The Market and Octavia FEIR did not anticipate any significant impacts

related to these resources. Since the project at Parcel P is within the scope of the project-level analysis in the FEIR, no effects beyond what was anticipated would occur.

Topics:	Project			
	Contributes			
	Sig. Impact	to Sig. Impact		
	Identified in	Identified in	Project Has Sig.	
	FEIR	FEIR	Peculiar Impact	No Impact
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☒

The project site is the site of a temporary community garden known as the Hayes Valley Farm. The Hayes Valley Farm is a temporary, interim use developed under an agreement with San Francisco's

Office of Economic and Workforce Development. Construction of the proposed project would necessitate the removal of the Hayes Valley Farm. While this constitutes the loss of an urban agricultural use, this loss would not be considered significant under CEQA. This is because the project would not convert prime, unique or state wide-important farmland to non-agricultural uses. The site is not currently zoned for agricultural use and would not convert land protected under the California Land Conservation Act (Williamson Act). The project would not result in the rezoning or loss of forest land. Therefore, the project, including the loss of the Hayes Valley Farm, would not constitute a significant agricultural impact under CEQA.

Topics:	Project Contributes			
	Sig. Impact	to Sig. Impact		
	Identified in FEIR	Identified in FEIR	Project Has Sig. Peculiar Impact	No Impact
19. MANDATORY FINDINGS OF SIGNIFICANCE—				
Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

The proposed project would remove the existing surface parking lot, trees, and temporary community garden structures and improvements, regrade the site, improve the Hickory Street right-of-way through

the block along the northerly frontage of the property, and construct a new mixed-use building with approximately 182 dwelling units and approximately 3,750 square feet of retail space, situated over a 91-space subterranean parking garage. The proposed project is wood-framed, three- to five-story building over a podium deck. As discussed in this document the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the Market and Octavia Neighborhood Plan FEIR.

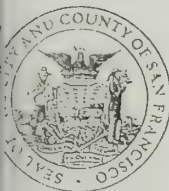
C. DETERMINATION

On the basis of this review, it can be determined that:

- ☒ The proposed project is qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; **AND**
- ☒ All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (FEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.
- ☐ The proposed project may have a potentially significant impact not identified in the FEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and MITIGATED NEGATIVE DECLARATION are required, analyzing the effects that remain to be addressed.
- ☐ The proposed project may have a potentially significant impact not identified in the FEIR for the topic area(s) identified above. An ENVIRONMENTAL IMPACT REPORT is required, analyzing the effects that remain to be addressed.

Bill Wycko
Environmental Review Officer
for
John Rahaim, Planning Director

DATE _____



**SAN FRANCISCO
PLANNING DEPARTMENT**

**Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW**

Case No.: 2011.0895E
Project Title: 460 – 462 Bryant Street
Zoning/Plan Area: MUO (Mixed Use-Office); 45-X Height and Bulk District
Eastern Neighborhoods Area Plan
Block/Lot: 3763/015A and 3763/015C
Lot Size: 23,280 square feet (0.53 acre)
Project Sponsor: Sierra Maestra Properties
(415) 922-7100
Staff Contact: Wade Wietgreffe – (415) 575-9050
Wade.Wietgreffe@sfgov.org

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PROJECT DESCRIPTION:

The project site consists of two existing buildings (460 Bryant Street and 462 Bryant Street). Both properties are through lots that can be accessed at Bryant Street and Stillman Street, between 2nd Street and 3rd Street, in the South of Market neighborhood. The proposed project would renovate the two existing buildings and convert them into one space from industrial use to office use. In addition, the proposed project would include approximately 1,420 square feet of new space at 462 Bryant Street. Implementation of the proposed project would include 60,280 square feet of office area and 14,810 square feet of other areas (discussed in more detail later). No increase to the exterior dimensions of the buildings is proposed.

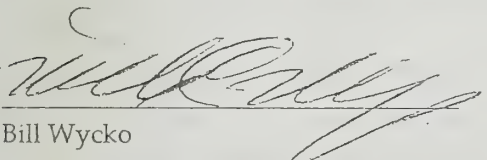
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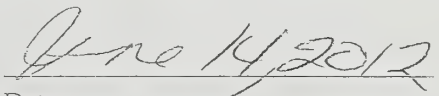
EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Sierra Maestra Properties, Project Sponsor
Andrew Junius, Project Contact
Tara Sullivan, Preservation Planner

Supervisor Jane Kim, District 6
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The dominant land uses in the surrounding area are one- to three-story commercial and industrial uses, with some mixed-use residential above these ground-floor uses. Land uses adjacent to the project site include three-story industrial to the northeast, two-story industrial and commercial across Bryant Street to the southeast, two-story industrial to the southwest, and elevated Interstate 80, with a parking lot beneath it, across Stillman Street to the northwest.

The approximately 23,280-square-foot project site is occupied by two existing buildings: 460 Bryant Street and 462 Bryant Street. 460 Bryant Street is a 48-foot tall, three-story over basement, approximately 46,840 square-foot building. 462 Bryant Street is a 27.5-foot tall, one-story over basement (plus mezzanine level), approximately 26,730 square-foot building. An existing interior opening provides access between the two buildings on the ground floor. A 14-foot, six-inch curb cut exists at Stillman Street and a 15-foot curb cut exists at Bryant Street for 460 Bryant Street. A 14-foot curb cut exists at Stillman Street and an 11-foot, nine-inch curb cut exists at Bryant Street for 462 Bryant Street. Both buildings were constructed in 1907 and have generally served as warehouse uses. Both buildings were occupied as recently as 2010.

Both buildings are brick masonry industrial buildings designed in the 20th-Century Industrial style. The rectangular-plan buildings, clad in brick, are capped by a flat built-up roof. The 462 Bryant Street building also has molded stucco on the ground floor. The foundations are not visible. The primary façades face south and include four structural bays for each building. Entrances include a fully-glazed paired metal door with sidelights and a glazed transom, a roll-up metal garage door, and a partially-glazed wood door with sidelights and a glazed transom at 460 Bryant Street and recessed, paired, paneled wood doors, a recessed flush metal door, and a metal roll-up door at 462 Bryant Street. Ground floor fenestration (or openings into the buildings) consists of double-hung wood-sash windows or plate-glass aluminum-sash windows at 460 Bryant Street and double-hung wood-sash windows at 462 Bryant Street. The upper stories at 460 Bryant Street feature fixed divided-light double-hung wood-sash windows and a fire escape. In addition, a two-sided general advertising sign exists on the roof of 460 Bryant Street, under separate ownership from the buildings. This sign is in compliance with the City's General Advertising Sign Rules and Regulations as outlined in the Planning Code.

As noted above, the proposed project would renovate the two existing buildings and convert them into one space from industrial use to office use. In addition, the proposed project would include approximately 1,420 square feet of new space at 462 Bryant Street. Implementation of the proposed project would include 60,280 square feet of office area and 14,810 square feet of other areas, including vehicle access (from Stillman Street), mechanical, parking, and showers (refer to Table 1 below). Parking spaces would include up to 72 wall rack bicycle spaces, up to 12 Class 2 bicycle spaces, up to 13 vehicle parking spaces, and two service vehicle loading spaces. In addition, four showers and eight lockers would be provided. The proposed project would also include renovations to the facades of the existing buildings including: relocating the main entrance door for pedestrians on the Bryant Street façade from 460 Bryant Street to 462 Bryant Street; removal of an existing storefront, a roll-down door, and a loading dock and replacement with new double-hung wood-sash windows on both buildings facades and at both streets; removal of existing fire escape at 460 Bryant Street; and widening (to approximately 14-feet) an existing roll-down door for vehicular access on the Stillman Street façade at 462 Bryant Street. The

proposed project would modify (without widening) the existing 14-foot wide curb cut at Stillman Street to provide vehicular access to the 462 Bryant Street basement level garage. In addition, the proposed project would remove the other three curb cuts. The proposed project would not expand the existing buildings' exterior dimensions or make changes to the existing general advertising sign.

TABLE 1
460 – 462 BRYANT STREET PROPOSED FLOOR AREA (SQUARE FEET)

Stories	460 Bryant	462 Bryant
Basement	12,150 (10,820 office and 1,330 mechanical)	11,945 (7,939 mechanical, storage, bicycle parking, showers, and service parking and 4,006 vehicle parking)
First	11,440 (11,045 office and 395 stairs)	11,390 (10,250 office and 1,140 vehicle access)
Mezzanine Level	100 office	4,815 office
Second	11,625 office	--
Third	11,625 office	--
Total	46,940 (45,215 office and 1,725 other)	28,150 (15,065 office and 13,085 other)
Grand Total	60,280 office and 14,810 other = 75,090	

Construction would last approximately eight months, assuming work would occur five days per week. Diesel-generating equipment would be required for approximately 23 days. Interior work would be the majority of the construction (interior demolition, seismic strengthening, plumbing, electrical, etc.), but some exterior work would be required for the above-mentioned façade renovations, access improvements, and mechanical equipment installation. Some of the interior work would require below-ground surface construction for new seismic braces (e.g., footings) and a new elevator pit, to a maximum depth of four feet. In addition, eight-inch micropiles may also be required to approximately 20 to 30 feet below the bottom of the proposed and existing foundations.

The proposed project would require an Office Allocation from the Planning Commission because the proposed project would create over 25,000 square feet of new office space.

REMARKS

The California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an environmental impact report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, and (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the

underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

This Certificate of Determination (determination) evaluates the topics for which a significant impact is identified in the final programmatic EIR, *Eastern Neighborhoods Rezoning and Area Plans Final EIR* (Eastern Neighborhoods FEIR – Case No. 2004.0160E; State Clearinghouse No. 2005032048) and evaluates whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text of the determination under each topic area. The Community Plan Exemption Checklist (Attachment A) identifies the potential environmental impacts of the proposed project and indicates whether such impacts are addressed in the Eastern Neighborhoods FEIR.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods FEIR. This determination does not identify new or additional information that would alter the conclusions of the Eastern Neighborhoods FEIR. This determination also identifies mitigation measures contained in the Eastern Neighborhoods FEIR that would be applicable to the proposed project at 460 – 462 Bryant Street. Relevant information pertaining to prior environmental review conducted for the Eastern Neighborhoods is included below, as well as an evaluation of potential environmental effects.

Background

The Eastern Neighborhoods FEIR included analyses of the following environmental issues: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods project. The proposed project at 460 – 462 Bryant Street is in conformance with the height, use, and density for the site described in the Eastern Neighborhoods FEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods. Thus, the Eastern Neighborhoods FEIR considered the incremental impacts of the proposed 460 – 462 Bryant Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods FEIR.

Potential Environmental Effects

The following discussion demonstrates that the 460 – 462 Bryant Street proposed project would not result in peculiar impacts that were not identified or a more severe adverse impact than discussed in the Eastern Neighborhoods FEIR, including proposed project-specific impacts related to land use and planning, cultural and paleontological resources, transportation and circulation, noise, air quality, shadow, hazards and hazardous materials, and forest resources.

Land Use and Planning

The Eastern Neighborhoods Area Plan (Area Plan) rezoned much of the city's industrially zoned land. The goals of the Area Plan were to reflect local values, increase housing, maintain some industrial land supply, and improve the quality of all existing areas with future development. A major issue discussed

in the Area Plan process was the degree to which existing industrially zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR (Production, Distribution, and Repair) employment and businesses.

The Eastern Neighborhoods FEIR evaluated three land use alternatives. Option A retained the largest amount of existing land that accommodated PDR uses and converted the least amount of industrially zoned land to residential use. Option C converted the most existing land accommodating PDR uses to residential and mixed uses. Option B fell between Options A and C.

While all three options were determined to result in a decline in PDR employment, the loss of PDR jobs was determined to be greatest under Option C. The alternative ultimately selected – the 'Preferred Project' – represented a combination of Options B and C. Because the amount of PDR space to be lost with future development under all three options could not be precisely gauged, the FEIR determined that the Preferred Project would result in a significant and unavoidable impact on land use due to the cumulative loss of PDR use in the Area Plan. This impact was addressed in a Statement of Overriding Considerations with CEQA Findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The Eastern Neighborhoods FEIR included one mitigation measure, Mitigation Measure A-1, for land use controls in Western SoMa that could incorporate, at a minimum, no net loss of land currently designated for PDR uses, restrict non-PDR uses on industrial (or other PDR-designated) land, and incorporate restrictions on potentially incompatible land uses proximate to PDR zones. The measure was judged to be infeasible, because the outcome of the community-based Western SoMa planning process could not be known at the time, and the measure was seen to conflict with other City policy goals, including the provision of affordable housing. The project site is not located in Western SoMa; therefore this mitigation measure is not applicable.

The project site consists of two existing buildings both serving as industrial uses. Industrial uses are PDR uses. Although the proposed project would convert the two existing buildings from industrial use to office use, rather than a PDR use, office uses in the MUO District were anticipated and are consistent both with the policies of the Area Plan and the specific zoning adopted pursuant to the Area Plan for this particular location. In addition, because the proposed project would include over 25,000 square feet of new office space, the project sponsor would be subject to and need to comply with Section 321 of the Planning Code to get an allocation of office space prior to occupying the space for office.

Furthermore, the Citywide Planning and Neighborhood Planning Divisions of the Planning Department have determined that the proposed project is consistent with the MUO Zoning and satisfies the requirements of the General Plan and the Planning Code.^{1,2}

¹ Mat Snyder, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning Section, 460 – 462 Bryant Street, February 24, 2012. This document is on file and available for review as part of Case File No. 2011.0895E.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to land use and planning.

Cultural Resources

Archeological Resources

The Eastern Neighborhoods FEIR identified potential archeological impacts related to the Eastern Neighborhoods program and identified three archeological mitigation measures that would reduce impacts to archeological resources to less than significant. Eastern Neighborhoods FEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan (ARD/TP) is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

The Planning Department's archeological technical specialist conducted an archeological assessment review of the project site and the proposed project.³ The project site is a property within the Eastern Neighborhoods FEIR Mitigation Measure J-1 (Archeological Mitigation Zone A). Mitigation Measure J-1 states that any project resulting in soils-disturbance of 2.5 feet or greater below existing grade proposed within Archeological Mitigation Zone A shall be required to submit to the Environmental Review Officer for review and approval an addendum to the respective ARD/TP prepared by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology. The respective ARD/TP for the project site is *San Francisco – Oakland Bay Bridge: Archeological Research Design and Treatment Plan* (July 2000).

The project site is in the vicinity of several recorded prehistoric and historical archeological sites: two prehistoric shell midden deposits to the southwest of the project site and as many as 10 historical archeological features determined to be National Register of Historic Places eligible within the same block as the project site. Both of the midden sites were located on alluvial deposits.

The project site is underlain by alluvial deposits that reach at least 14 feet in depth. The deeper portions of the alluvium could be from the Colma Formation. In the late 1890s and early 1900s, the project site contained a wine company building with a basement whose coverage is not documented. The existing buildings on the project site also have basements (although site coverage of the basements is unknown).

² Kelley Amdur, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Neighborhood Analysis, 460-462 Bryant Street, April 20, 2012. This document is on file and available for review as part of Case File No. 2011.0895E.

³ Environmental Planning Preliminary Archeology Review: checklist for 460 – 462 Bryant Street from Randall Dean, June 6, 2012. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2011.0895E.

Installation of the existing and previous basements on the project site probably removed the upper surface of the alluvial deposits that covered the project site.

The proposed project would result in below-ground surface construction for new seismic braces and a new elevator pit, to a maximum depth of four feet. In addition, eight-inch micropiles may also be required to approximately 20 to 30 feet below the bottom of the proposed and existing foundations. In light of the geological formation and archeological sensitivity of the project vicinity, there is a clear likelihood that prehistoric deposits could be present within the alluvial sediments within the project site. However, if that is so, these deposits, which in all likelihood would have been no greater than three to four feet in thickness, were removed in the process of the installation of the basement in the late 19th century or the basements currently present beneath the existing buildings. Because of the age of deeper portions of the alluvium, which could be the Colma Formation, potential affects from installation of new footings, potential deepening of existing footings, and potential installation of micropiles would affect sediments deposited well before humans were first believed to be present. In the light of the low potential for an effect, the requirement of preparation of the ARD/TP Addendum in Mitigation Measure J-1 is not applicable. Therefore, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to archeological resources.

Paleontological Resources

The Eastern Neighborhoods FEIR did not analyze the effects on paleontological resources.

The project site is underlain by alluvial deposits that reach at least 14 feet in depth and in all likelihood to a depth greater than that. Based on two geoarcheological studies within the vicinity of the project site,^{4,5} it is likely that the alluvial deposits that lie beneath the project site date from the late Pleistocene to early Holocene or late Holocene periods. These geological periods are too recent for paleontological deposits to be present. Therefore, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to paleontological resources.

Historic Architectural Resources

The Eastern Neighborhoods FEIR anticipated that program implementation may result in demolition of buildings identified as historical resources, and found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

Eastern Neighborhoods FEIR Mitigation Measure K-1, Interim Procedures for Permit Review in the Eastern Neighborhoods Area Plan, required certain projects to be presented to the Landmarks Preservation Advisory Board (now the Historic Preservation Commission (HPC)). This mitigation measure is no longer relevant, because the Inner Mission North Historic Resource Survey was completed and adopted by the Historic Preservation Commission on June 1, 2011. Mitigation Measures K-2 and K-3, which amended Article 10 of the Planning Code to reduce potential adverse effects to contributory structures within the South End Historic District (East SoMa) and the Dogpatch Historic District (Central

⁴ Brian F. Byrd, et al., *Archaeological Research Design and Treatment Plan for the Transit Center District Plan Area, San Francisco*, 2010.

⁵ Anthropological Studies Center, *Archaeological Monitoring Plan 222 Fremont Street*, May 2012.

Waterfront), do not apply the proposed project because the project site is not located within the South End or Dogpatch Historic Districts.

The project site contains two existing buildings. The 460 Bryant Street building has been assigned a California Register of Historical Resources status code of "5S3," and appears to be individually eligible for local listing or designation through survey evaluation. Therefore, for the purposes of the CEQA, the building is a historic resource. The 462 Bryant Street building has been assigned a California Register of Historical Resources status code of "6L," and is determined ineligible for local listing or designation through local government review process. Therefore, for the purposes of CEQA, the building is not a historic resource. The proposed project would include interior alterations, brick and mortar repair, and replacement of windows in-kind that would be consistent with the Planning Department's Window Replacement Standards. The proposed work was found to retain character-defining features, replace non-historic features, and be consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*. Therefore, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to historic architectural resources.

Transportation and Circulation

The Eastern Neighborhoods FEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership. Thus, the Eastern Neighborhoods FEIR identified 11 transportation mitigation measures, including implementation of traffic management strategies, transit corridor improvements, enhancements of transit funding, promotion of alternative means of travel, and parking management to discourage driving – all measures to be implemented by the San Francisco Municipal Transportation Agency, San Francisco Planning Department, or the San Francisco County Transportation Authority. Even with mitigation, however, it was anticipated that the significant adverse effects at certain local intersections and the cumulative impacts on certain transit lines could not be fully mitigated. Thus, these impacts were found to be significant and unavoidable. The traffic and transit mitigation measures identified in the Eastern Neighborhoods FEIR are not applicable to the proposed project because City and County agencies and not the sponsors of individual private development projects are responsible for the implementation of these mitigation measures.

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, topic 5c from the Community Plan Exemption Checklist is not applicable.

Trip Generation

Trip generation of the proposed project was calculated using information in the 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines) developed by the San Francisco Planning Department.⁶ The project site is located in the City's Superdistrict 1 traffic analysis area. Although the project site was recently used as an industrial use, the following analysis assumes that the project site is vacant and the proposed project would result in an increase of 60,280 square feet of office use. Therefore, the following analysis provides for a more conservative approach in evaluating potential

⁶ San Francisco Planning Department, "Transportation Calculations," January 30, 2012. These calculations are available for review as part of Case File No. 2011.0953E.

project-generated transportation impacts, in that the analysis does not give credit to the existing industrial use.

Based on the SF Guidelines, an additional 60,280 square feet of office space would generate 1,091 daily person-trips, of which 404 would be automobile trips, 380 would be transit trips, 252 would be pedestrian, and 55 would be other (e.g., bicycle). Of the projected total daily person-trips, the proposed project would generate 93 PM peak hour person-trips, of which 36 would be automobile trips, 44 would be transit trips, 10 would be pedestrian, and 3 would be other.

Traffic

The proposed project's automobile person-trips would travel through the intersections surrounding the project block. Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions with extremely long delays. LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco. According to available LOS intersection data, intersections within 2 blocks of the project site currently operate during the weekday PM peak hour at LOS B (Brannan Street/2nd Street intersection), LOS D (Bryant Street/3rd Street and Harrison/3rd Street intersections), and LOS E (Bryant Street/2nd Street and Harrison/2nd Street intersections).⁷ The proposed project would generate 36 new PM peak hour automobile person-trips to surrounding intersections. This amount of new PM peak hour automobile person-trips is not anticipated to substantially increase traffic volumes at these or other nearby intersections, substantially increase average delay that would cause intersections that currently operate at acceptable LOS to deteriorate to unacceptable LOS, or substantially increase average delay at intersections that currently operate at unacceptable LOS.

The nearest East SoMa intersection in which the Eastern Neighborhoods FEIR identified a significant impact under 2025 (cumulative) weekday PM peak hour conditions was at Third Street/King Street (two and half blocks east of the project site) which operated at LOS D under existing (baseline) conditions and would deteriorate to LOS F under 2025 weekday PM peak hour operating conditions under Options B and C. The other East SoMa intersections in which the Eastern Neighborhoods FEIR identified a significant impact under 2025 weekday PM peak hour conditions were Sixth Street/Brannan Street (four and half blocks southwest of the project site) and Seventh Street/Harrison Street (five and half blocks southwest of the project site) under Options B and C. It is anticipated that the proposed project would contribute automobile person-trips to these intersections during the PM peak hour. However, the proposed project's contribution of 36 PM peak hour automobile person-trips would not be a substantial proportion of the overall traffic volume generated by Eastern Neighborhoods projects, should the projects be approved, and would be within the scope of the Eastern Neighborhood FEIR analysis. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to traffic.

⁷ LOS for Brannan Street/Second Street (year 2007) is from San Francisco Planning Department, *San Francisco Bicycle Plan FEIR*, August 2009, Case File No. 2007.0347E. LOS for the other intersections (year 2008) is from San Francisco Planning Department, *Transit Center District Plan and Transit Tower DEIR*, September 2011, Case File No. 2007.0558E and 2008.0789E.

Transit

The project site is located within a quarter-mile of several local transit lines including Muni lines 8A, 8B, 8X, 10, 12, 30, 45, 47, 80X, 81X, 82X, 91, and 108. The proposed project would generate 44 PM peak hour transit person-trips to the surrounding transit lines. Because of the wide availability of nearby transit, this amount of new PM peak hour transit person-trips are not anticipated to cause a substantial increase in transit demand that could not be accommodated by adjacent transit capacity, resulting in unacceptable levels of transit service; or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service levels could result.

Each of the rezoning options in the Eastern Neighborhoods FEIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership on Muni lines, with 2025 No-Project Alternative significantly affecting 12 lines, with Option A significantly affecting two lines, Option B significantly affecting three lines, and Option C significantly affecting seven lines. Of those Muni lines significantly affected, the project site is located within a quarter-mile of Muni lines 10, 12, and 47. It is anticipated that the proposed project would contribute transit person-trips to these transit lines during the PM peak hour. However, the proposed project's contribution of 44 PM peak hour transit person-trips would not be a substantial proportion of the overall transit volume generated by Eastern Neighborhoods projects, should the projects be approved, and would be within the scope of the Eastern Neighborhood FEIR analysis. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to transit.

Pedestrian

The proposed project would not include sidewalk narrowing, roadway widening, or removal of center medians; each conditions that can negatively impact pedestrians. The proposed project would modify (without widening) an existing 14-foot curb cut at Stillman Street to provide vehicular access to 462 Bryant Street basement level garage, but Stillman Street is not identified in the General Plan as a "Citywide Network Pedestrian Street," "Neighborhood Commercial Street," or "Neighborhood Network Connection Street" and the frequency of vehicles entering and exiting the project site from the proposed project would not be substantial enough to cause a hazard to pedestrians or otherwise interfere with pedestrian accessibility to the project site and adjoining areas. Furthermore, the proposed project would remove three existing curb cuts; thereby decreasing potential hazards between pedestrians and vehicles. The proposed project would generate approximately 10 PM peak hour pedestrian person-trips. Therefore, pedestrian activity would increase as a result of the proposed project, but not to a degree that would result in substantial overcrowding on public sidewalks. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to pedestrians.

Bicycle

The proposed project would not substantially interfere with bicycle accessibility to the project site or adjoining areas because no bikeways exist along the project site's adjacent streets. Implementation of the proposed project could encourage more existing users to bring their bicycle to the project site (approximately 3 PM peak hour bicycle person-trips) as the proposed project would provide new bicycle parking (e.g., bicycle racks). The fact that more persons would be bringing their bicycles to the project

site would not create potentially hazardous conditions for bicyclists because Muni bus stops and bikeways exist within one block of the project site; therefore users could walk their bicycles safely along sidewalks from nearby Muni bus stops or bikeways to the project site. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to land use and planning.

Loading

The proposed project would generate the need for one loading space based on the building's size and use in the MUO zoning district pursuant to the Planning Code. Based on the SF Guidelines, the proposed project would generate an average loading demand of 0.73 truck-trips during the peak hour. The proposed project would provide two loading spaces. Therefore, the proposed project would be able to accommodate the loading demand during the peak hour. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to loading.

Emergency Access

The proposed project would not close off any existing streets or entrances to public uses. Therefore, the proposed project would not result in a significant impact related to emergency access or peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to emergency access.

Construction

The proposed project's construction activities would last approximately eight months and would include mostly interior construction. Although construction activities would result in additional vehicle trips to the project site from workers, soil hauling, and equipment deliveries, these activities would be limited in duration. Therefore, the proposed project's construction would not result in a substantial impact to transportation or peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to transportation.

Parking

San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. The San Francisco Planning Department acknowledges, however, that parking conditions may be of interest to the public and the decision makers. Therefore, this section presents a parking analysis for information purposes.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines § 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at

intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." As stated above, the project site is served by Muni (metro and bus) and bicycle lanes and sidewalks are prevalent in the vicinity.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

In summary, changes in parking conditions are considered to be social impacts rather than impacts on the physical environment. Accordingly, the following parking analysis is presented for informational purposes only.

According to the Planning Code, up to seven percent of parking area of the gross floor area is allowed and no off-street parking is required in the MUO zoning district for the proposed use. The permissible parking area for the proposed use would be approximately 4,219 square feet ($60,280 \text{ square feet} \times 0.07$). The proposed project would provide approximately 4,006 square feet of vehicle parking area, thereby meeting the gross floor area regulation. Based on the SF Guidelines, the proposed project would generate the need for 77 parking spaces. The proposed project would provide up to 13 off-street parking spaces. Therefore, the proposed project would have an unmet parking demand of 64 parking spaces. However, on-street parking is available on both Bryant Street and Stillman Street and off-street parking is available at several nearby lots. Furthermore, the unmet demand of parking spaces is considered a social effect, rather than a physical impact on the environment as defined by CEQA.

Noise

The Eastern Neighborhoods FEIR identified potential conflicts related to residences and other noise-sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses. In addition, the Eastern Neighborhoods FEIR noted that the Area Plan would incrementally increase traffic-generated noise on some streets in the Area Plan and result in construction noise impacts from pile driving and other construction activities. The Eastern Neighborhoods FEIR identified six noise mitigation measures that would reduce noise impacts to less-than-significant levels.

Eastern Neighborhoods FEIR Mitigation Measure F-1 requires individual projects that include pile-driving within the Eastern Neighborhoods Area Plan and within proximity to noise-sensitive uses to ensure that piles be pre-drilled, wherever feasible, to reduce construction-related noise and vibration. The proposed project would not include pile-driving; therefore this mitigation measure is not applicable.

Eastern Neighborhoods FEIR Mitigation Measure F-2 requires individual projects that include particularly noisy construction procedures (including pile-driving) in proximity to sensitive land uses to submit a site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. The project site is adjacent to noise sensitive land uses (residential) to the west. As stated above, the proposed project would not include pile-driving. Proposed project construction activities would include mostly interior work and would last approximately eight months. None of these activities would constitute particularly noisy construction procedures; therefore this mitigation measure is not applicable.

Eastern Neighborhoods FEIR Mitigation Measures F-3, F-4, and F-6 have additional requirements for individual projects that include new noise-sensitive uses. The proposed project's use, office, would not include a new noise-sensitive use; therefore this mitigation measure is not applicable.

Eastern Neighborhoods FEIR Mitigation Measure F-5 requires individual projects that include new noise-generating uses that would be expected to generate noise levels in excess of ambient noise in the project site vicinity to submit an acoustical analysis that demonstrates the proposed use would comply with the General Plan and Police Code Section 2909. Ambient noise levels in San Francisco are largely influenced by traffic-related noise. Figure V.G-2 and Figure V.G-3 in the San Francisco 2004 and 2009 Housing Element Draft EIR identifies roadways within San Francisco with traffic noise levels exceeding 60 L_{dn} and 75 L_{dn},⁸ respectively. The proposed project would be located along two streets, Stillman Street and Bryant Street, and adjacent to an elevated highway, Interstate 80, identified in the Housing Element EIR Figure V.G-3 with noise levels above 75 L_{dn}. An approximate doubling in traffic volumes in the area would be necessary to produce an increase in ambient noise levels barely perceptible to most people (3 decibel increase). The proposed project would not double traffic volumes because the proposed project would include approximately 404 new daily automobile person-trips in the project vicinity and Interstate 80 had an average daily traffic volume of approximately 181,000 in 2010.⁹ In addition, the proposed project would not include any other constant noise sources (e.g., diesel generator) that would be perceptible in the project vicinity. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity.

⁸ L_{dn} refers to the day-night average level or the average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m. A decibel is a unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals.

⁹ Bay Area Air Quality Management District. "Highway Screening Analysis Tool" (Google Earth data), April 29, 2011.

The project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, topic 6e and f Community Plan Exemption Checklist is not applicable.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to noise.

Air Quality

The Eastern Neighborhoods FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust and pollutant emissions; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter (DPM) and toxic air contaminants (TACs) as part of everyday operations. The Eastern Neighborhoods FEIR identified four mitigation measures that would reduce air quality impacts to less-than-significant levels.

Eastern Neighborhoods FEIR Mitigation Measure G-1 requires individual projects that include construction activities to include dust control measures and maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. This mitigation measure was identified in the Initial Study. Subsequent to the Initial Study, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection.

Also subsequent to the Initial Study, the Bay Area Air Quality Management District (BAAQMD) provided studies which provided new methodologies for analyzing air quality impacts, including construction activities. The BAAQMD studies provide screening criteria for lead agencies and project applicants with a conservative indication of whether a proposed project could result in potentially significant air quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of their proposed project's air pollutant emissions and construction or operation of the proposed project would result in a less-than-significant air quality impact.

Construction activities from the proposed project may result in dust, primarily from ground-disturbing activities outside the existing structures (e.g., modifications to curb cuts and driveways). The proposed project would be subject to and would comply with the Construction Dust Control Ordinance, therefore the portions of Mitigation Measure G-1 that deal with dust control are not applicable to the proposed project.

Construction activities from the proposed project would also result in the emission of criteria air pollutants and DPM from equipment exhaust, construction-related vehicular activity, and construction worker automobile trips. Construction would last approximately eight months, assuming work would occur five days per week. Diesel-generating equipment would be required for approximately 23 days (4 –

5 weeks). Interior work would be the majority of the construction (interior demolition, seismic strengthening, plumbing, electrical, etc.), but some exterior work would be required for façade renovations, access improvements, and mechanical equipment installation. The project site is approximately 110 feet from the nearest sensitive receptor (residences). The Office of Environmental Health Hazard Assessment does not recommend an evaluation of cancer risk from projects lasting less than two months.¹⁰ Because the proposed project would utilize diesel-generating equipment for approximately 23 days, of which some would be used for interior construction, the proposed project would not result in a significant impact related to construction health risk. In addition, the proposed project meets the screening criteria provided in the BAAQMD studies for construction-related criteria air pollutants. Therefore, the remainder of Mitigation Measure G-1 that deals with maintenance and operation of construction equipment is not applicable to the proposed project.

Mitigation Measure G-2 requires new residential development near high-volume roadways and/or warehousing and distribution centers to include an analysis of diesel particulate matter (DPM) and/or toxic air contaminants (TAC), and, if warranted, to incorporate upgraded ventilation systems to minimize exposure of future residents to DPM and other pollutant emissions, as well as odors. The proposed project would not include the addition of residential units. Therefore, Mitigation Measure G-2 is not applicable to the proposed project.

Mitigation Measure G-3 minimizes potential exposure of sensitive receptors to DPM by requiring that uses generating substantial DPM emissions, including warehousing and distribution centers, commercial, industrial, or other uses that would be expected to be served by at least 100 trucks per day or 40 refrigerated trucks per day, be located no less than 1,000 feet from residential units and other sensitive receptors. The proposed project would renovate the two existing buildings and convert them into one space from industrial use to office use and it is not expected to generate substantial DPM emissions or be served by 100 trucks per day or 40 refrigerator trucks per day. Therefore, Mitigation Measure G-3 is not applicable to the proposed project.

Measure G-4 involves the siting of commercial, industrial, or other uses that emit TACs as part of everyday operations. The proposed project would renovate the two existing buildings and convert them into one space from industrial use to office use and would not generate more than 10,000 vehicle trips per day or 1,000 truck trips per day or include a new stationary source, items that would emit TACs as part of everyday operations. Therefore, Mitigation Measure G-4 is not applicable to the proposed project.

The proposed project would result in an increase in operational-related criteria air pollutants including from the generation of daily vehicle trips and energy demand. The proposed project meets the screening criteria provided in the BAAQMD studies for operational-related criteria air pollutants.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to air quality.

¹⁰ Office of Environmental Health Hazard Assessment, *Air Toxics Hot Spot Program Risk Assessment Guidelines, Technical Support Document for Exposure Assessment and Stochastic Analysis, Scientific Review Panel Draft*, February 2012.

Shadow

Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Under the Eastern Neighborhoods Area Plan, sites surrounding parks could be redeveloped with taller buildings without triggering Section 295 of the Planning Code because certain parks are not subject to Section 295 of the Planning Code (i.e., under jurisdiction by departments other than the Recreation and Parks Department or privately owned). The Eastern Neighborhoods FEIR could not conclude if the rezoning and community plans would result in less-than-significant shadow impacts because the feasibility of complete mitigation for potential new shadow impacts of unknown proposed proposals could not be determined at that time. Therefore, the FEIR determined shadow impacts to be significant and unavoidable. No mitigation measures were identified in the FEIR.

The project site contains two existing buildings. The proposed project would not make any height changes to the two existing buildings. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to shadow.

Hazards and Hazardous Materials

The Eastern Neighborhoods FEIR determined that the rezoning of currently zoned industrial (PDR) land to residential, commercial, or open space uses in the Eastern Neighborhoods would result in the incremental replacement of some of the existing non-conforming business with development of these other land uses. Development may involve demolition or renovation of existing structures that may contain hazardous building materials, such as transformers and fluorescent light ballasts that contain polychlorinated biphenyls (PCBs) or di (2 ethylhexyl) phthalate (DEHP) and fluorescent lights containing mercury vapors, that were commonly used in older buildings and which could present a public health risk if disturbed during an accident or during demolition or renovation. The Eastern Neighborhoods FEIR identified a mitigation measure to reduce this impact to less than significant.

Because the project site buildings were constructed in 1907 and the proposed project's interior renovations may involve the removal of transformers, fluorescent light ballasts, and fluorescent lights, the proposed project could present a public health risk. Therefore, Mitigation Measure L-1, Hazardous Building Materials, from the Eastern Neighborhoods FEIR would apply to the proposed project. With implementation of this mitigation measure, impacts related to hazardous building materials would be less than significant. In accordance with the Eastern Neighborhoods FEIR requirements, the project sponsor has agreed to implement Project Mitigation Measure 1, below.

With compliance with hazardous materials regulations and Project Mitigation Measure 1, the proposed project would not result in peculiar impacts that were not identified or a more severe adverse impact than discussed in the Eastern Neighborhoods FEIR related to hazards and hazardous materials.

Project Mitigation Measure 1 – Hazardous Building Materials (Mitigation Measure L-1 of the Eastern Neighborhoods FEIR). The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEHP, such as

fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to the applicable federal, state, and local laws.

Forest Resources

The Eastern Neighborhoods FEIR did not analyze the effects on forest resources.

The proposed project would not convert any forest land or timberland to non-forest use. Forest land is defined as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits” (Public Resources Cod Section 12220(g)). Timberland is defined as “land, other than land owned by the federal government and land designated by the board (State Board of Forestry and Fire Protection) as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species uses to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis after consultation with the district committees and others.” The proposed project would not involve tree removal and the project site does not contain forest lands or timberland as defined above. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to forest resources.

Public Notice and Comment

A “Notification of Project Receiving Environmental Review” was mailed on February 21, 2012, to owners of properties within 300 feet of the project site, adjacent occupants, and neighborhood groups. No comments regarding physical environmental effects were received.

Conclusion

The Eastern Neighborhoods FEIR incorporated and adequately addressed all potential impacts of the proposed project at 460 – 462 Bryant Street. As described above, the 460 – 462 Bryant Street project would not have any additional or peculiar significant adverse effects not examined in the Eastern Neighborhoods FEIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods FEIR. Thus, the proposed project at 460 – 462 Bryant Street would not result in any environmental impacts substantially greater than described in the FEIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code.

Attachment A Community Plan Exemption Checklist

<i>Case No.:</i>	2011.0895E
<i>Project Title:</i>	460 – 462 Bryant Street
<i>Zoning:</i>	MUO (Mixed Use-Office) Use District 45-X Height and Bulk District
<i>Block/Lot:</i>	3763/015A and 3763/015C
<i>Lot Size:</i>	23,280 square feet (0.53 acre)
<i>Plan Area:</i>	Eastern Neighborhoods
<i>Staff Contact:</i>	Wade Wietgreffe – (415) 575-9050 Wade.Wietgreffe@sfgov.org

A. PROJECT DESCRIPTION

The project site is located at Bryant Street, between 2nd Street and 3rd Street, in the South of Market neighborhood. The proposed project would renovate two existing buildings (460 Bryant Street and 462 Bryant Street) and convert them into one space from industrial use to office use. In addition, the proposed project would include approximately 1,420 square feet of new space at 462 Bryant Street. Implementation of the proposed project would include 60,280 square feet of office area and 14,810 square feet of other areas (e.g., vehicle access (from Stillman Street), mechanical, parking). No increase to the exterior dimensions of the buildings is proposed.

The proposed project would require an Office Allocation from the Planning Commission because the proposed project would create over 25,000 square feet of new office space.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the applicable final Programmatic EIR (FEIR) for the plan area.¹ Items checked "Sig. Impact Identified in FEIR" identify topics for which a significant impact is identified in the FEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the FEIR, the item is checked "Proj. Contributes to Sig. Impact Identified in FEIR." Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text of the Certificate of Determination under each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the proposed project, i.e., the impact is not

¹ The FEIR also refers to any Initial Study that may have been conducted for the FEIR.

identified as significant in the FEIR. If any item is checked as this in a topic, these topics will be addressed in a separate Focused Initial Study or EIR.

Any item that was not addressed in the FEIR is discussed in the Certificate of Determination. For any topic that was found in the FEIR and for the proposed project to be less than significant (LTS) or would have no impacts, the topic is marked LTS/No Impact and is discussed in the Checklist below.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
1. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Have a substantial impact upon the existing character of the vicinity?	☒	☐	☐	☐

For a discussion on Topic 1c, please see the Certificate of Determination.

FEIR

The Eastern Neighborhoods FEIR determined that the rezoning and community plans is a regulatory program, not a physical development project; therefore, the rezoning and community plans would not create any new physical barriers in the Eastern Neighborhoods. Furthermore, the Eastern Neighborhoods FEIR determined that the rezoning would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

No Peculiar Impacts

The proposed project would not create any new physical barriers in the Eastern Neighborhoods. The project site contains two existing buildings. Consequently, the proposed project would not physically disrupt or divide the project area or individual neighborhoods or subareas.

The project site is in the East SoMA Area Plan of the San Francisco General Plan. The project site is in the Mixed Use – Office (MUO) District, which is intended to encourage office and housing, as well as small-scale light industrial and arts activities. Allowed uses within the MUO District include office, general commercial, and most retail and PDR uses. The proposed project's use, office, is consistent with uses permitted within the MUO District.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to land use.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that implementation of the design policies of the area plans would not substantially degrade the visual character or quality of the area, have a substantial adverse effect on a scenic vista, substantially damage scenic resources that contribute to a scenic public setting, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The existing character of the project site and surroundings is dominated by uses typical in an urban setting, mostly one-to-three-story commercial and industrial uses and mixed-use industrial and commercial/residential uses. Public viewpoints in the project vicinity are dominated by these existing nearby buildings, the elevated Interstate 80, approximately 75 feet north of the project site, and 489 Harrison Street (One Rincon Hill), approximately 0.25 mile northeast of the project site. No scenic vistas or scenic resources that contribute to a scenic public setting exist in the project vicinity. The project site contains two existing buildings: 460 Bryant Street is a 48-foot tall, three-story over basement, approximately 46,840 square-foot building and 462 Bryant Street is a 27.5-foot tall, one-story over basement (plus mezzanine level) 26,730 square-foot building. Both buildings are brick masonry industrial buildings designed in the 20th-Century Industrial style.

The proposed project would renovate the two existing buildings and convert them into one space from industrial use to office use. The proposed project would also include renovations to the facades of the existing buildings including: relocating the main entrance door for pedestrians on the Bryant Street façade from 460 Bryant Street to 462 Bryant Street; removal of an existing storefront, a roll-down door, and a loading dock and replacement with new double-pane wood windows on both buildings facades and at both streets; and widening (to approximately 14-feet) an existing roll-down door for vehicular access on the Stillman Street façade at 462 Bryant Street.

Although the proposed project renovations would change the visual appearance of the project site, it would not substantially degrade its visual character or quality. Therefore, the proposed project would not obstruct longer-range views from various locations in the Area Plan and the City as a whole. Furthermore, as described in the Certificate of Determination, the proposed project changes meet Planning Code requirements for Mixed Use-Office zoning district.

The proposed project would not introduce a new source of light and glare.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to aesthetics.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
3. POPULATION AND HOUSING— Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project does not involve the development of residential use or the displacement of people. No housing would be removed; therefore the construction of replacement housing would not be necessary. In addition, the proposed project would not add any new infrastructure that would indirectly induce population growth.

The Eastern Neighborhoods FEIR concluded that an increase in population in the Area Plan was expected to occur as a secondary effect of the proposed rezoning and that would not, in itself, result in adverse physical effects, but would serve to advance some key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City's Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the Area Plan neighborhoods. The Eastern Neighborhoods FEIR estimated that approximately 9,500 to 12,500

new jobs would be added in the Eastern Neighborhoods Area between 2000 and 2025. Although the project site was recently used as an industrial use, the following analysis assumes that the project site is vacant and the proposed project would result in an increase of 60,280 square feet of office use. Therefore, the following analysis provides for a more conservative approach in evaluating potential project-generated impacts, in that the analysis does not give credit to the existing industrial use. The proposed project would result in 268 employees (one employee per 225 square feet of office space, assuming 60,280 square feet at the project site would be used for office use).² These new jobs would be among those anticipated to be added in the Eastern Neighborhoods FEIR. The additional housing demand generated by the Area Plan would be offset by the provision of additional housing development in the Area Plan. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to population and housing.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

² One employee per 225 square feet of office space is taken from estimates provided in San Francisco Planning Department, "San Francisco Eastern Neighborhoods Nexus Study," May 2008, prepared by Seifel Consulting.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
5. TRANSPORTATION AND CIRCULATION— Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☐
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
g) Be substantially affected by existing noise levels?	☒	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
7. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☒	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
8. GREENHOUSE GAS EMISSIONS—Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Environmental and Regulatory Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHG's has been implicated as the driving force for global climate change. The primary GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone, and water vapor. While the presence of the primary GHGs in the atmosphere are naturally occurring, CO₂, CH₄, and N₂O are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills. Other GHGs include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes. GHG are typically reported in "carbon dioxide-equivalent" measures (CO₂E).³

In 2006, the California legislature passed Assembly Bill No. 32 (California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32), also known as the Global Warming Solutions Act. AB 32 requires the California Air Resources Board (ARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions).

Pursuant to AB 32, ARB adopted a Scoping Plan in December 2008, outlining measures to meet the 2020 GHG reduction limits. In order to meet these goals, California must reduce its GHG emissions by 30 percent below projected 2020 business as usual emissions levels, or about 15 percent from existing (2006) levels.⁴ The Scoping Plan estimates a reduction of 174 million metric tons (MMT) CO₂E from the transportation, energy, industry, forestry, and high global warming potential sectors, see Table 1, below. ARB has identified an implementation timeline for the GHG reduction strategies in the Scoping Plan.⁵ Some measures may require new legislation to

³ Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

⁴ California Air Resources Board (ARB), "California's Climate Plan: Fact Sheet." Available online at: http://www.arb.ca.gov/cc/facts/scoping_plan_fs.pdf. Accessed March 4, 2010.

⁵ California Air Resources Board (ARB). "California's Climate Plan, Key Strategies in the AB 32 Scoping Plan." Available Online at: http://www.arb.ca.gov/cc/facts/scoping_plan_fs.pdf. Accessed January 3, 2012.

implement, some will require subsidies, some have already been developed, and some will require additional effort to evaluate and quantify. Additionally, some emissions reductions strategies may require their own environmental review under CEQA or the National Environmental Policy Act (NEPA).

Table 1
GHG Reductions from the AB 32 Scoping Plan Sectors⁶

GHG Reduction Measures By Sector	GHG Reductions (MMTCO ₂ E)
Transportation Sector	62.3
Energy	49.7
Industry	1.4
Recycling and Waste (landfill methane capture)	1.0
Sustainable Forests	5.0
High Global Warming Potential Gas Measures	20.2
Additional Reductions Necessary to Achieve the Cap	34.4
Total	174
Other Recommended Measures	GHG Reductions (MMT CO ₂ E)
Government Operations	1 - 2
Methane Capture at Large Dairies	1
Water	4.8
Green Buildings	26
Recycling and Waste (other measures)	
• Commercial Recycling	
• Composting	
• Anaerobic Digestion	
• Extended Producer Responsibility	
• Environmentally Preferable Purchasing	9
Total	41.8-42.8

AB 32 also anticipates that local government actions will result in reduced GHG emissions. ARB has identified a GHG reduction target of 15 percent from current levels for local governments themselves and notes that successful implementation of the plan relies on local governments' land use planning and urban growth decisions because local governments have primary authority to plan, zone, approve, and permit land development to accommodate population growth and the changing needs of their jurisdictions.

The Scoping Plan relies on the requirements of Senate Bill 375 (SB 375) to implement the carbon emission reductions anticipated from land use decisions. SB 375 was enacted to align local land use and transportation planning to further achieve the State's GHG reduction goals. SB 375 requires regional transportation plans, developed by Metropolitan Planning Organizations (MPOs), to incorporate a "sustainable communities strategy" in their regional transportation plans (RTPs) that would achieve GHG emission reduction targets set by ARB. SB 375 also includes provisions for streamlined CEQA review for some infill projects such as transit-oriented

⁶ *Ibid.*

development. SB 375 would be implemented over the next several years and the Metropolitan Transportation Commission's 2013 RTP would be its first plan subject to SB 375.

Senate Bill 97 (SB 97) required the Office of Planning and Research (OPR) to amend the State CEQA guidelines to address the feasible mitigation of GHG emissions or the effects of GHGs. In response, OPR amended the CEQA guidelines to provide guidance for analyzing GHG emissions. Among other changes to the CEQA Guidelines, the amendments add a new section to the CEQA Checklist (CEQA Guidelines Appendix G) to address questions regarding a project's potential to emit GHGs.

The Bay Area Air Quality Management District (BAAQMD) is the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (Air Basin). BAAQMD is responsible for attaining and maintaining air quality in the Air Basin within federal and State air quality standards. Specifically, BAAQMD has the responsibility to monitor ambient air pollutant levels throughout the Air Basin and to develop and implement strategies to attain the applicable federal and State standards. The BAAQMD assists CEQA lead agencies in evaluating the air quality impacts of projects and plans proposed in the Air Basin. Subsequent to the Eastern Neighborhoods FEIR, the BAAQMD provided studies which provided new methodologies for analyzing air quality impacts, including GHG emissions. The BAAQMD studies provide screening criteria for lead agencies and project applicants with a conservative indication of whether a proposed project could result in potentially significant GHG impacts.⁷ If all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed assessment of their proposed project's GHG emissions and construction or operation of the proposed project would result in a less-than-significant GHG impact. OPR's amendments to the CEQA Guidelines as well as BAAQMD's studies have been incorporated into the proposed project level analysis accordingly.

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR assessed the GHG emissions that could result from rezoning of the East SoMa Area Plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B, and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of CO₂E per service population,⁸ respectively.⁹ The Eastern Neighborhoods FEIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less than significant. The Eastern Neighborhoods FEIR adequately addressed GHG emissions and the resulting emissions were determined to be less than significant. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

⁷ Bay Area Air Quality Management District (BAAQMD), *California Environmental Quality Act Air Quality Guidelines*, updated May 2011, pages 3-1 to 3-5.

⁸ SP= Service Population. Service population is the equivalent of total number of residents + employees.

⁹ Memorandum from Jessica Range, MEA to MEA staff, *Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods*, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods Rezoning EIR and provides an analysis of the emissions using a service population metric.

The proposed project would renovate two existing buildings and convert them into one space from industrial use to office use. The proposed project would contribute to the cumulative effects of climate change by emitting GHGs during construction and operational phases. Construction of the proposed project is estimated at approximately eight months. Project operations would generate both direct and indirect GHG emissions. Direct operational emissions include GHG emissions from vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations. The project site is located within the East SoMa Area Plan analyzed under the Eastern Neighborhoods FEIR.

As discussed above, the BAAQMD studies provide methodologies for analyzing GHGs, one of which is a determination of whether the proposed project is consistent with a Qualified GHG Reduction Strategy, as defined in the BAAQMD's studies. On August 12, 2010, the San Francisco Planning Department submitted a draft of San Francisco's *Strategies to Address Greenhouse Gas Emissions* to the BAAQMD.¹⁰ This document presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's Qualified GHG Reduction Strategy in compliance with the BAAQMD's studies.

The BAAQMD reviewed San Francisco's *Strategies to Address Greenhouse Gas Emissions* and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's studies and stated that San Francisco's "aggressive GHG reduction targets and comprehensive strategies help the Bay Area move toward reaching the State's AB 32 goals, and also serve as a model from which other communities can learn."¹¹

Based on the BAAQMD's studies, projects that are consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions* would result in a less than significant impact with respect to GHG emissions. Furthermore, because San Francisco's strategy is consistent with AB 32 goals, projects that are consistent with San Francisco's strategy would also not conflict with the State's plan for reducing GHG emissions. As discussed in San Francisco's *Strategies to Address Greenhouse Gas Emissions*, new development and renovations/alterations for private projects and municipal projects are required to comply with San Francisco's ordinances that reduce GHG emissions. Applicable requirements for the proposed project are shown below in Table 2.

Table 2
Greenhouse Gas Regulations Applicable to 460 – 462 Bryant Street

Regulation	Requirements	Project Compliance	Discussion
Transportation Sector			
Transportation	Requires new buildings or additions	☒ Project Complies	The project site is located

¹⁰ San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, 2010. The final document is available online at: <http://www.sfplanning.org/index.aspx?page=1570>.

¹¹ Letter from Jean Roggenkamp, BAAQMD, to Bill Wycko, San Francisco Planning Department. October 28, 2010. This letter is available online at: <http://www.sfplanning.org/index.aspx?page=1570>. Accessed November 12, 2010.

Regulation	Requirements	Project Compliance	Discussion
Management Programs (San Francisco Planning Code, Section 163)	over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	☐ Not Applicable ☐ Project Does Not Comply	within the MUO district and proposes to convert at least 25,000 square feet of existing space to office use, and is therefore subject to the Transportation Management Program requirement of Section 163. Prior to the issuance of a temporary permit of occupancy for the project, the project sponsor will execute an agreement with the Planning Department for the provision of on-site transportation brokerage services and preparation of a transportation management program, per Section 163.
Transit Impact Development Fee (San Francisco Administrative Code, Chapter 38)	Establishes the following fees for all commercial developments. Fees are paid to the SFMTA to improve local transit services.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment. The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project proposes an automobile parking garage with at least 10 automobile spaces (and less than 120 automobile spaces), and is therefore subject to Section 155.2. The proposed project would provide up to 84 bicycle parking spaces, including 12 Class 2 bicycle spaces.
San Francisco Green Building Requirements (San Francisco Building Code)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking	☒ Project Complies ☐ Not	The proposed would be subject to and would comply with this regulation by providing at least one space

Regulation	Requirements	Project Compliance	Discussion
Code, Chapter 13C.106.5 and 13C.5.106.5)	for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles.	Applicable ☐ Project Does Not Comply	as outlined in the section.
Parking requirements for San Francisco's Mixed-Use zoning districts (San Francisco Planning Code Section 151.1)	The Planning Code has established parking maximums for many of San Francisco's Mixed-Use districts.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	Section 151.1 principally permits off-street parking for office uses in the MUO district up to 7% of the gross floor area of the office area. The project proposes 60,280 square feet of office area and therefore is permitted up to 4,219 square feet of off-street parking space. The project proposes 4,006 square feet of off-street parking space and therefore is within the 7% limit. The project would also comply with the pricing conditions of Section 155(g).
Energy Efficiency Sector			
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Building Code, Chapter 13C.5.201.1.1)	New construction of non-residential buildings requires the demonstration of a 15% energy reduction compared to 2008 California Energy Code, Title 24, Part 6.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
Commissioning of Building Energy Systems (LEED prerequisite, EAp1)	Requires Fundamental Commissioning for New High-rise Residential, Commercial Interior, Commercial and Residential Alteration projects	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Building Code, Chapter 13C)	Commercial buildings greater than 5,000 sf will be required to be a minimum of 14% more energy efficient than Title 24 energy efficiency requirements. As of 2008 large commercial buildings are required to have their energy systems commissioned, and as of 2010, these large buildings are required to provide enhanced commissioning in compliance with LEED® Energy and Atmosphere Credit 3. Mid-sized commercial buildings are required to have their systems commissioned by 2009, with enhanced commissioning as of 2011.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.

Regulation	Requirements	Project Compliance	Discussion
Indoor Water Efficiency (San Francisco Building Code, Chapter 13C sections 13C.5.103.1.2, 13C.4.103.2.2, 13C.3.03.2.)	If meeting a LEED Standard; Reduce overall use of potable water within the building by a specified percentage – for showerheads, lavatories, kitchen faucets, wash fountains, water closets and urinals. New large commercial and New high rise residential buildings must achieve a 30% reduction. Commercial interior, commercial alternation and residential alteration should achive a 20% reduction below UPC/IPC 2006, et al. If meeting a GreenPoint Rated Standard: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets and urinals.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
San Francisco Water Efficient Irrigation Ordinance	Projects that include 1,000 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption. Tier 1: 1,000 sf <= project landscape < 2,500 sf Tier 2: Project landscape area is greater than or equal to 2,500 sf. Note; Tier 2 compliance requires the services of landscape professionals. See the SFPUC Web site for information regarding exemptions to this requirement. www.sfwater.org/landscape	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)	Requires all existing commercial properties undergoing tenant improvements to achieve the following minimum standards: 1. All showerheads have a maximum flow of 2.5 gallons per minute (gpm) 2. All showers have no more than one	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.

Regulation	Requirements	Project Compliance	Discussion
	showerhead per valve 3. All faucets and faucet aerators have a maximum flow rate of 2.2 gpm 4. All Water Closets (toilets) have a maximum rated water consumption of 1.6 gallons per flush (gpf) 5. All urinals have a maximum flow rate of 1.0 gpf 6. All water leaks have been repaired.		
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19) and San Francisco Green Building Requirements for solid waste (San Francisco Building Code, Chapter 13C)	All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. Pursuant to Section 1304C.0.4 of the Green Building Ordinance, all new construction, renovation and alterations subject to the ordinance are required to provide recycling, composting and trash storage, collection, and loading that is convenient for all users of the building.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
San Francisco Green Building Requirements for construction and demolition debris recycling (San Francisco Building Code, Chapter 13C)	Projects proposing demolition are required to divert at least 75% of the project's construction and demolition debris to recycling.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Planning Code Section 138.1)	Planning Code Section 138.1 requires new construction, significant alterations or relocation of buildings within many of San Francisco's zoning districts to plant one 24-inch box tree for every 20 feet along the property street frontage.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
Light Pollution Reduction (San Francisco Building Code, Chapter 13C5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Requires that lighting be contained within each source. No more than .01 horizontal lumen footcandles 15 feet beyond site, or meet LEED credit SSc8.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.

Regulation	Requirements	Project Compliance	Discussion
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Building Code, Chapter 13C)	Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Projects meeting a LEED® standard must prepare an erosion and sediment control plan (LEED® prerequisite SSP1). Other local requirements may apply regardless of whether or not LEED® is applied such as a stormwater soil loss prevention plan or a Stormwater Pollution Prevention Plan (SWPPP). See the SFPUC Web site for more information: www.sfwater.org/CleanWater	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
Low-emitting Adhesives, Sealants, and Caulks (San Francisco Building Code, Chapters 13C.5.103.1.9, 13C.5.103.4.2, 13C.5.103.3.2, 13C.5.103.2.2, 13C.504.2.1)	If meeting a LEED Standard: Adhesives and sealants (VOCs) must meet SCAQMD Rule 1168 and aerosol adhesives must meet Green Seal standard GS-36. (Not applicable for New High Rise residential) If meeting a GreenPoint Rated Standard: Adhesives and sealants (VOCs) must meet SCAQMD Rule 1168.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
Low-emitting Paints and Coatings (San Francisco Building Code, Chapters 13C.5.103.1.9, 13C.5.103.4.2, 13C.5.103.3.2, 13C.5.103.2.2, 13C.504.2.2 through 2.4)	If meeting a LEED Standard: Architectural paints and coatings must meet Green Seal standard GS-11, anti-corrosive paints meet GC-03, and other coatings meet SCAQMD Rule 1113. (Not applicable for New High Rise residential) If meeting a GreenPoint Rated Standard: Interior wall and ceiling paints must meet <50 grams per liter VOCs regardless of sheen. VOC Coatings must meet SCAQMD Rule 1113.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
Low-emitting Flooring, including carpet (San Francisco Building	If meeting a LEED Standard: Hard surface flooring (vinyl, linoleum, laminate, wood, ceramic, and/or	☒ Project Complies ☐ Not	The proposed project would be subject to and would comply with this regulation.

Regulation	Requirements	Project Compliance	Discussion
Code, Chapters 13C.5.103.1.9, 13C.5.103.4.2, 13C.5.103.3.2, 13C.5.103.2.2, 13C.504.3 and 13C.4.504.4)	rubber) must be Resilient Floor Covering Institute FloorScore certified; carpet must meet the Carpet and Rug Institute (CRI) Green Label Plus; Carpet cushion must meet CRI Green Label; carpet adhesive must meet LEED EQc4.1. (Not applicable for New High Rise residential) If meeting a GreenPoint Rated Standard: All carpet systems, carpet cushions, carpet adhesives, and at least 50% of resilient flooring must be low-emitting.	Applicable ☐ Project Does Not Comply	
Low-emitting Composite Wood (San Francisco Building Code, Chapters 13C.5.103.1.9, 13C.5.103.4.2, 13C.5.103.3.2, 13C.5.103.2.2 and 13C.4.504.5)	If meeting a LEED Standard: Composite wood and agrifiber must not contain added urea-formaldehyde resins and must meet applicable CARB Air Toxics Control Measure. If meeting a GreenPoint Rated Standard: Must meet applicable CARB Air Toxics Control Measure formaldehyde limits for composite wood.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.

Depending on a proposed project's size, use, and location, a variety of controls are in place to ensure that a proposed project would not impair the State's ability to meet statewide GHG reduction targets outlined in AB 32, nor impact the City's ability to meet San Francisco's local GHG reduction targets. Given that: (1) San Francisco has implemented regulations to reduce GHG emissions specific to new construction and renovations of private developments and municipal projects; (2) San Francisco's sustainable policies have resulted in the measured success of reduced GHG emissions levels; (3) San Francisco has met and exceeded AB 32 GHG reduction goals for the year 2020; (4) current and probable future state and local GHG reduction measures will continue to reduce a project's contribution to climate change; and (5) San Francisco's *Strategies to Address Greenhouse Gas Emissions* meet BAAQMD's requirements for a Qualified GHG Reduction Strategy, projects that are consistent with San Francisco's regulations would not contribute significantly to global climate change. The proposed project would be subject to and would comply with these requirements. In addition, the proposed project was determined to be consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions*.¹²

¹² San Francisco Planning Department, Greenhouse Gas Analysis: Compliance Checklist, June 4, 2012. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400.

For the above reasons, the proposed project would not result in any peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to GHG emissions.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☒
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☒	☐	☐	☐

For a discussion on Topic 9b, please see the Certificate of Determination.

FEIR

Wind impacts are directly related to building design and articulation and the surrounding site conditions. The Eastern Neighborhoods FEIR determined the rezoning and community plans would not result in a significant impact to wind because the Planning Department, in review of specific future projects, would continue to require analysis of wind impacts, where deemed necessary, to ensure that project-level wind impacts mitigated to a less-than-significant level. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. The project site contains two existing buildings, with heights of 48 feet and 27.5 feet, respectively. The proposed project would not make any height changes to the two existing buildings. For the above reasons, the proposed project is not anticipated to cause peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to wind.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
10. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Physically degrade existing recreational resources?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the anticipated increase in population would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have a significant adverse effect on the environment. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would result in 268 new jobs. As discussed further in Population and Housing above, these new jobs would be among those anticipated to be added in the Eastern Neighborhoods FEIR. Therefore, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to recreational resources.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the anticipated increase in population would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would result in 268 new jobs. As discussed further in Population and Housing above, these new jobs would be among those anticipated to be added in the Eastern Neighborhoods FEIR. Therefore, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to utility and service systems.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
12. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the anticipated increase in population would not result in a significant impact to public services, including fire protection, police protection, and public schools. No mitigation measures were identified in the FEIR. Impacts on parks and recreation are discussed under Topics 9 and 10.

No Peculiar Impacts

The proposed project would result in 268 new jobs. As discussed further in Population and Housing above, these new jobs would be among those anticipated to be added in the Eastern Neighborhoods FEIR. Therefore, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to public services.

Topics:	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
13. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods project area is almost fully developed with buildings and other improvements such as streets and parking lots. Most of the project area consists of structures that have been in industrial use for many years. As a result, landscaping and other vegetation is sparse, except for a few parks. Because future development projects in the Eastern Neighborhoods would largely consist of new construction of housing in these heavily built-out former industrial neighborhoods, vegetation loss or disturbance of wildlife other than common urban species would be minimal. Therefore, the Eastern Neighborhoods FEIR concluded that the project would not result in any significant effects related to biological resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project site contains two existing buildings. Similar to the rest of the Eastern Neighborhoods Area Plan, the project site does not support or provide habitat for any rare or endangered wildlife species, animal, or plant life or habitat. Ten street trees exist adjacent to the project site. The proposed project would not remove any of these existing trees. Because the proposed project

would add parking, the proposed project would be subject to and would comply with Planning Code Section 138.1, which includes the planting of street trees. Therefore, the proposed project would not conflict with any local policies or ordinances protecting trees. Furthermore, the proposed project would be subject to and would comply with the City's Standards for Bird-Safe Buildings so that the renovations to the existing buildings would not include a feature-related hazard to birds. For the above reasons, the proposed project would not result in any peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to biological resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
14. GEOLOGY AND SOILS— Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR concluded that the project would indirectly increase the population that would be subject to an earthquake, including seismically induced groundshaking, liquefaction, and landslides. The FEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and

construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risk, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Therefore, the FEIR concluded that the project would not result in significant impacts to geology. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

A geotechnical investigation was prepared for the proposed project.¹³ The following discussion relies on the information provided in the geotechnical investigation.

The topography of the project site slopes upward from the southwest corner (elevation 11 feet, San Francisco City Datum (SFCD)) to the northeast corner (elevation 31 feet SFCD). Both existing buildings are connected at the basement level and the elevation of the basement levels is approximately seven feet SFCD (referred to as ground surface below). A geotechnical soil boring was excavated to a maximum depth of approximately 14 feet below ground surface. Seven test pits were excavated to a depth ranging from approximately six inches to three and a half feet below top of the adjacent floor or ground surface. Four dynamic core penetrometer tests (DCPTs) were advanced to depths ranging from approximately two to three feet below the adjacent floor or ground surface. Based on the soil analysis of the borings and tests pits, the soil profile was: top layer of concrete slab (basement) to approximately five inches below ground surface; second layer of sandy clay soils to approximately seven and half feet below ground surface; and a third layer of clayey sand to the maximum explored depth at 14 feet below ground surface. Groundwater was encountered for the geotechnical boring (and previous investigations) at approximately 7 to 10 feet below ground surface.

The project site does not lie within an Alquist-Priolo Earthquake Fault Zone as defined by the California Division of Mines and Geology. No known active faults cross the project site. The closest mapped active fault in the vicinity of the project site is the San Andreas Fault, located approximately 8 miles west from the project site. The proximity would likely result in strong to very strong earthquake shaking at the project site.

Using the results of the on-site boring (and previously performed borings) and DCPTs, the geotechnical investigation evaluated the potential for liquefaction, lateral spreading, and settlement from differential compaction. Based on the previously performed borings, the soil encountered below the groundwater table is either adequately dense or contains sufficient clay content to prevent liquefaction. In addition, the project site is not located within a liquefaction potential zone as mapped by the California Division of Mines and Geology for the City and County of San Francisco. Therefore, the potential for liquefaction-induced settlement and lateral spreading is very low. Based on the field investigations, the sandy soil encountered above the groundwater level is either adequately dense or contains sufficient fines to prevent differential compaction from occurring. Therefore, the potential for differential compaction below the

¹³ Rollo & Ridley, "Geotechnical Investigation, 460 – 462 Bryant Street, San Francisco, California," February 29, 2012. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400.

structure is low. Loose to medium dense sand may be present below the surrounding streets and sidewalks; differential compaction may occur there and are predicted to be between ½ inch and one-inch during a major earthquake.

The geotechnical investigation concluded the potential hazard associated with landsliding to not be significant at the project site because nothing was observed to indicate surficial evidence of historical landsliding and no published mapping was found to indicate historical landsliding at the project site.

The geotechnical investigation provided recommendations for the proposed project's construction. These recommendations include, but are not limited to, construct new interconnected (continuous) footings which are tied to and match the depth of the existing foundation system and that are founded in the alluvial deposits which underlie the existing foundation system. In addition, eight-inch micropiles may also be required by the structural engineer to approximately 20 to 30 feet below the bottom of the proposed and existing foundations. The recommendations would be intended to further reduce seismic hazards.

Based on the above-noted recommendations, the geotechnical investigation concluded that the proposed project would not cause significant geology and soil impacts. The proposed project would be subject to and would comply with the recommendations of the geotechnical investigation by incorporating the recommendations into the final building design, including new footings and new foundations to approximately the same depth below ground surface as existing footings and foundations and installation of micropiles, if required. Furthermore, the proposed project would be subject to the building permit review process. The Department of Building Inspection, through the process, would ensure that the proposed project would comply with the geotechnical recommendations. For the above reasons, the proposed project would not result in any peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to geology and soils.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
15. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒

Topics:		Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☐	☒
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f)	Otherwise substantially degrade water quality?	☐	☐	☐	☒
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☒
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j)	Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the anticipated increase in population would not result in a significant impact to hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project site contains two existing buildings. The proposed project would renovate the two existing buildings and convert them into one space from industrial use to office use. Therefore, the proposed project would not increase the amount of impervious surface area on the project site. Because the proposed project would add parking, the proposed project would be subject to comply with Planning Code Section 132, which includes requirements for 50% of surfaces in the front yard to be permeable. Therefore, the proposed project would not adversely affect runoff and drainage. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to hydrology and water quality.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
16. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☐	☒

For a discussion on Topic 16c, please see the Certificate of Determination.

FEIR

The Eastern Neighborhoods FEIR determined that the rezoning of currently zoned industrial (PDR) land to residential, commercial, or open space uses in the Eastern Neighborhoods would result in the incremental replacement of some of the existing non-conforming business with development of these other land uses. This could result in exposure to the public or the environment to hazards, but existing regulations would reduce impacts to less-than-significant levels, with the exception of those hazardous materials and waste addressed in the Certificate of Determination. In addition, the FEIR determined that the rezoning and community plans would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures to a significant risk of loss, injury or death involving fires. Lastly, the FEIR determined that the project area is not located within an

airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, the rezoning and community plans would have no adverse effects in terms of air safety.

No Peculiar Impacts

A Phase 1 Environmental Site Assessment (ESA)¹⁴ conducted at the project site notes that historic land use activities on the project site include residential, industrial, and commercial tenancies. The Phase 1 ESA revealed no evidence of the presence or likely presence of any hazardous substances or petroleum products on the project site. The Phase 1 ESA did not recommend further investigations. However, the Phase 1 ESA did recommend that repairs be made to prevent water intrusion and drainage into the basement of 460 Bryant Street to prevent mold growth; an asbestos survey be conducted prior to future building renovations; and that the property owner consult with a certified Lead Risk Assessor to determine options for control of possible lead-based paint hazards prior to future building renovations. These recommendations would be subject to federal, state, and local regulations related to mold, asbestos containing building materials, and lead-based paint. Therefore, regulations would ensure that potential project-related impacts due to exposure to these hazardous materials would be less-than-significant. For the above reasons, the proposed project would not result in any peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to hazards and hazardous materials.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
17. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the project would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning

¹⁴ AEI Consultants, "Phase 1 Environmental Site Assessment, 460 – 462 Bryant Street," October 20, 2011. This document is on file and available for review as part of Case File No. 2011.0895E.

energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The project area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Eastern Neighborhoods FEIR concluded that the project would not result in a significant impact to mineral and energy resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

No operational mineral resource recovery sites exist in the project area whose operations or accessibility would be affected by the proposed project. The energy demand for the proposed project would be typical for such project and would meet, or exceed, current state or local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulation enforced by the Department of Building Inspection. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to mineral and energy resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☒

For a discussion on Topic 18c, d, and e, please see the Certificate of Determination.

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that no agricultural resources exist in the Area Plan; therefore the rezoning and community plans would have no effect on agricultural resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project site contains two existing buildings and is located within the East SoMa Area Plan analyzed under the Eastern Neighborhoods FEIR. Therefore, no agricultural uses exist at the project site. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to agricultural resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
19. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Mitigation measures reduced all impacts to less than significant, with the exception of those related to land use (cumulative impacts on PDR use), transportation (traffic impacts at nine intersections and transit impacts), cultural (demolition of historical resources), and shadow (impacts on parks).

No Peculiar Impacts

The proposed project would include exterior and interior building alterations and conversion of uses. As discussed in this document, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already and disclosed in the Eastern Neighborhoods FEIR.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
Lake Merced Boathouse, 1 Harding Rd.	7283 / 004

CASE NO. 2012.0232E	PERMIT NO.	PLANS DATED
------------------------	------------	-------------

- ☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

- ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

SAC

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- ☐ **Category A: Known Historical Resource** **GO TO STEP 5**
- ☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- ☒ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

See HRER memo attached.

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

- ☐ **Project is not listed:**
GO TO STEP 5
- ☐ **Project does not conform to the scopes of work:**
GO TO STEP 5
- ☐ **Project involves 4 or more work descriptions:**
GO TO STEP 5
- ☐ **Project involves less than 4 work descriptions:**
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires Initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initiated in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

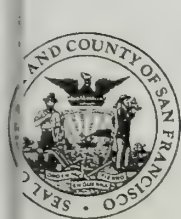
☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date June 12, 2012
Case No.: 2012.0232E
Project Address: Lake Merced Boathouse, 1 Harding Road
Zoning: P (Public) Zoning District
OS (Open Space) Height and Bulk District
Block/Lot: 7283/004
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date Reviewed: June 12, 2012 (Part 1)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The Lake Merced Boathouse is located on the southwest side of Harding Road, east of the intersection of Skyline Boulevard and adjacent to South Lake. The parcel includes the entire Lake Merced Park property. The property is located within a P (Public) Zoning District and an OS (Open Space) Height and Bulk District.

The subject building was constructed in 1958 and designed by Weihe, Frick and Kruse, Architects for the San Francisco Recreation and Parks Department for use as a recreation center. The lower floor is currently used for boat storage while the upper floor was last used as a restaurant. The Boathouse is a two-story concrete and steel building set into the slope of the shoreline, with the main entrance located at the upper level on the Harding Road (northeast) façade. Boat ramps and piers extend into the lake from the lower level of the South Lake (southwest) façade. The building is surrounding on the remaining three sides by parking lots. The stucco-clad building has an L-shaped plan and a shallow hipped roof. The building features a variety of replacement aluminum-framed windows.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1958).

Neighborhood Context and Description¹

The Boathouse is the only structure at the west end of Harding Road within the Lake Merced Park. Lake

¹ The information provided in this memorandum is a summary of the historic context provided by the San Francisco Public Utilities Commission in the Supplemental Information Form for Historic Resource Evaluation, dated April 4, 2012, and on file for public review under Case No. 2012.0232E at 1650 Mission Street, Suite 400, San Francisco, CA.

Merced is a natural spring-fed lake located near the western boundary of San Francisco. The Spring Valley Water Company purchased the water rights to the lake in 1868 and the City acquired municipal control of the lake in 1908. Recreational land development around Lake Merced began in the 1920s and included construction of the Olympic Club and several golf courses. The City purchased the water rights of the Spring Valley Water Company in 1930 and in 1950 the San Francisco Public Utilities Commission ceded jurisdiction over the surface of the lake to the Recreation and Parks Department. Under the Recreation and Parks Department management the lake was developed and maintained as an urban fishery. The Boathouse was constructed in 1958 to support the growing public recreational use of the lake.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the Supplement Information Form prepared by the San Francisco Public Utilities Commission and information found in the Planning Department records, staff finds that the subject building is not individually eligible for inclusion on the California Register, nor does it appear to contribute to a potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not associated with any events that have made a significant contribution to the broad patterns of local or regional history or to the cultural heritage of the state or nation. While Lake Merced's association with the development of the City's water supply infrastructure may be significant in local or regional history, the Boathouse building is not directly related to this history as it resulted from the secondary use of the site as a recreational facility beginning in the 1950s. The building does not appear to be associated with any significant movements or pattern of events related to the development of recreational sites throughout the city or region. Therefore, the building does not appear to be eligible for listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. Therefore, the subject property is not eligible for listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The Lake Merced Boathouse does not represent the work of a master or possess high artistic value. Although Weihe, Frick and Kruse is a well-known and competent local architectural firm who completed multiple large projects in the Bay Region including San Francisco's Hall of Justice and the completion of Grace Cathedral, the Department found no literature identifying their work as representing a significant level of skill, artistry, or innovation. Furthermore, the boathouse building does not appear to represent a particular phase in the development of the firm's career, a particular aspect of their work, or a particular idea or theme in their craft. While the building displays common features of the Mid-Century and Second Bay Tradition through its simple forms, extensive glazing, and informal plan, it is not an outstanding example of the style. It also has lost integrity of its original design due to the replacement of the original louvered windows and main entry. Lastly, the building does not embody the distinctive characteristics of a type, period, region, or method of construction. For these reasons, the building does not appear to be eligible for listing on the California Register under Criterion 3. Furthermore, the property does not appear to contribute to a potential California Register-eligible historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The property is not associated with any period of significance; therefore a discussion of historical integrity is not applicable.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The property has not been found to be historically significant; therefore a discussion of character-defining features is not applicable.

CEQA Historic Resource Determination

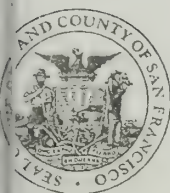
- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 6/15/2012

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Diana Sokolove, Senior Environmental Planner
Timothy Johnston, Environmental Planner



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.1391E
Project Title: 260 Green Street
Zoning: RH-3 (Residential – House, Three Family) District
Telegraph Hill-NB Residential Special Use District
40-X Height and Bulk District
Block/Lot: 0113/042
Lot Size: 8,803 square feet
Project Sponsor: James Reuben, Reuben & Junius, (415) 999-5551
Staff Contact: Kei Zushi, (415) 575-9036, kei.zushi@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project consists of alterations and expansion of the existing three-story, wood frame, 6,291-square-foot, single-family residence which was built in 1935. These alterations include the following: 1) creation of a new basement level beneath the western two-thirds of the existing residence's footprint; 2) replacement of the existing shingle siding with painted horizontal wood siding; 3) reconstruction of the existing concrete driveway by lowering it to match the proposed new basement elevation at the front of the structure; 4) replacement of the existing brick path and stairway located in front of the residence with a new switchback stairway; 5) installation of an elevator to be located immediately to the west of the existing light well; 6) installation of steel moment frames along the east elevation of the residence; and 7) renovation of the interior of the residence.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a) and (e)(1)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Marnie R. Lunell

BILL WYCKO

Environmental Review Officer

June 20, 2012
Date

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DOCUMENTS DEPT

cc: James Reuben, Project Contact
Kelley Amdur, NE Quadrant
Supervisor David Chiu

Historical Preservation List
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M.D.F

JUN 27 2012

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PROJECT DESCRIPTION (continued):

The proposed project would also increase the size of the residence by 1,168 square feet, resulting in a 7,459-square-foot residence, and would not change the height of the existing residence, which is 29.66 feet. No expansion of the building envelope is proposed. The main entry would remain on the second floor. The proposed foundation work and basement expansion would require about six feet of excavation below the existing garage and approximately ten feet of excavation below the first floor of the existing residence. The existing slab-on-grade foundation would be replaced with a twelve-inch-thick perimeter retaining wall and a sixteen-inch mat-slab base that would be thickened along the east side in combination with drilled piers.

The existing residence is located on an irregularly-shaped parcel at the northwest corner of Green Street and Calhoun Terrace in the Telegraph Hill neighborhood of San Francisco. Known as the Dr. and Mrs. Hans Klussman House, the building has been designated as a contributing structure within the Telegraph Hill Historic District pursuant to Article 10 of the Planning Code. A two-car garage sits half a level below the first floor. A brick switchback walkway and stairs lead up to the main entry terrace on the second story. A long sloped driveway leads from Green Street to the residence, which is set back approximately 74 feet from the front property line on Green Street.¹

REMARKS (continued):**Historic Architectural Resources**

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the existing building is a historical resource as defined by CEQA. Under the Planning Department's *CEQA Review Procedures for Historic Resources*, the proposed property is classified as Category A.1, resources listed on or formally determined to be eligible for the California Register, as a contributory resource to the Telegraph Hill Historic District, which is significant under California Register Criterion 1 (Events) and Criterion 3 (Architecture) for the period from 1850 to 1941 and was designated as a San Francisco Historic District in 1986.²

As described in the Historic Resource Evaluation Response (HRER),³ the 260 Green Street building was constructed in 1935 based on designs by architect Louis Schalk, with exterior alterations made circa 1965, 1988, and 2004. Other than its overall form and low-slung massing, the subject building appears to retain few original features or original fabric. Based on photographs from the 1960s and at the time of designation of the Telegraph Hill Historic District, it appears that the horizontal siding was replaced with wood shingles sometime between 1960 and 1980. Fenestration location, pattern, and style on all

¹ Carey & Company Inc., "260 Green Street San Francisco, California Impacts Assessment," December 13, 2011. This report is available for review by appointment at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in project file No. 2011.1391E.

² Historic Resource Evaluation Response Memorandum for 260 Green Street from M. Pilar LaValley, Preservation Technical Specialist, to Kei Zushi, Environmental Planner, June 11, 2012. A copy of this memorandum is attached.

³ Historic Resource Evaluation Response Memorandum for 260 Green Street from M. Pilar LaValley, Preservation Technical Specialist, to Kei Zushi, Environmental Planner, June 11, 2012. A copy of this memorandum is attached.

elevations have been substantially altered between 1960 and the present. A Building Permit was issued for interior and exterior work in 1988. Exterior alterations in the 1988 permit appear to have occurred at all elevations and to have included replacing single doors with double doors, replacing window sash to match the existing, infilling openings, cutting new openings, or increasing the size of openings. The 1988 plans show existing and proposed multi-lite window sash on all elevations. In 2004, a Certificate of Appropriateness and Building Permit were issued to modify two windows at the south (front) elevation and to remove rooftop mechanical equipment.

Existing sashes include a variety of multi- and single-lite casement and fixed sashes. With one or two exceptions at the light well, all window sashes appear to be replacements according to a window survey undertaken by Carey & Company.⁴ Fenestration that appears to be in original or historic locations is limited to the projecting bays, octagonal bay, and several windows on the north (rear) and west (side) elevations. While it has low individual integrity, the existing building is compatible in its massing, exterior materials, and response to its sloped setting with the Telegraph Hill Historic District and retains enough integrity to contribute to the historic district.

As the building was determined to be a historic resource, the Planning Department then assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons. The subject property would retain its existing, and historic, use as a single-family residence, with minimal changes to the subject building's defining characteristics, distinctive materials, and architectural features. The existing building footprint and massing, as viewed from the street, would be retained. The reconstructed driveway and reconfigured landscaping would not remove the character-defining features of the site. New window sash and fenestration types would not alter features or spaces that characterize the property. Installation of new horizontal wood siding would be consistent with the character of the building and historic district.

In addition, the proposed project does not include the addition of conjectural elements or architectural features from other buildings. The proposed project does not involve alterations to any portion of the subject building that have acquired significance in their own right. The subject building has undergone several major alterations, primarily within the past 30 years, which do not appear to have garnered significance in their own right. Several distinctive features characterizing the property that are proposed to be retained include, but are not limited to, the existing solid railings at the entry terrace and third floor terraces at the south and east elevations, multiple wall planes, the eclectic character of the fenestration patterns, projecting balcony and terrace features, and the location and character of the recessed, raised main entry. The material proposed for replacement does not appear to be historic, nor does it represent distinctive features. The proposed project does not involve chemical or physical cleaning treatments.

Furthermore, while the new garage level would change building massing at the front elevation, site topography is such that this change would be largely invisible from any public right-of-way and would not substantially alter the configuration of the main entry or entry approach. With the exception of the

⁴ Carey & Company Inc., "260 Green Street Window Survey," February 28, 2012. This report is available for review by appointment at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in project file No. 2011.1391E.

new garage level, which is unlikely to be removed at some future time, the new construction would be undertaken in such a manner that, if removed in the future, the essential form and integrity of the property would be unimpaired. Therefore, there would be no significant adverse effect on the historic resource as a result of the proposed project.

The adjacent properties considered to be historical resources and contributors to the Telegraph Hill Historic District would not be adversely affected by the proposed project. The proposed project introduces new features and additions that are compatible within the property's overall massing, size, scale, and architectural features. The new garage level would change building massing at the front elevation, however, site topography is such that this change would be largely invisible from any public right-of-way and would not substantially alter the configuration of the main entry or entry approach. The proposed addition is designed and located in a manner that off-site historical resources and the potential historic district would not be materially or visually impaired. Therefore, the HREER found that the project would not have a significant adverse impact on any eligible off-site historic resources.⁵

Geology

Rollo & Ridley Geotechnical Engineers & Scientists completed a geotechnical investigation report for the subject lot, and the conclusions of that report are summarized below.⁶ The subsurface investigation found that the geotechnical conditions at the site are suitable for the proposed additions. The primary geotechnical issue associated with the proposed project is selecting an appropriate foundation type for the proposed lower level/basement addition, driveway, and retaining walls, and shoring the existing structure during excavation. The proposed below grade addition should be supported by a shallow foundation system consisting of a reinforced concrete mat founded on Franciscan Complex bedrock. The mat should be at least 14 inches thick and extend at least 18 inches below the lowest adjacent exterior grade. The mat foundation should have a minimum of 7 feet of lateral distance between the face of the mat and the adjacent cliff slope. Drilled, cast-in-place, reinforced concrete piers embedded in bedrock should be used to support the new moment frames, driveway, and entry retaining walls adjacent to the slope. Drilled piers should extend at least 10 feet into competent Franciscan Complex bedrock and have a minimum of 7 feet of horizontal distance between the edge of the pier and the face of the cliff at the top of the embedment. The project sponsor has agreed to follow these recommendations, subject to the Department of Building Inspection (DBI) review.

The final building plans would be reviewed by the DBI. In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. Potential geologic hazards would be mitigated during the permit review process through these measures. To ensure compliance with all *Building Code* provisions regarding structure safety, when DBI reviews the geotechnical report and building plans for a proposed project, they will determine the adequacy of

⁵ Historic Resource Evaluation Response Memorandum for 260 Green Street from M. Pilar LaValley, Preservation Technical Specialist, to Kei Zushi, Environmental Planner, June 11, 2012. A copy of this memorandum is attached.

⁶ Rollo & Ridley Geotechnical Engineers & Scientists, "Geotechnical Investigation 260 Green Street San Francisco, California," December 29, 2011. This report is available for review by appointment at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in project file No. 2011.1391E.

necessary engineering and design features. The above-referenced geotechnical investigation report would be available for use by the DBI during its review of building permits for the site. In addition, the DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. Therefore, potential damage to structures from geologic hazards on the project site would be mitigated through the DBI requirement for a geotechnical report and review of the building permit application pursuant to the DBI's implementation of the Building Code.

Construction Impacts

The San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and avoid orders to stop work by the DBI. The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from the DBI. The Director of DBI may waive this requirement for activities on sites less than one half acre that are unlikely to result in any visible wind-blown dust. These regulations and procedures set forth by the San Francisco Building Code would ensure that potential dust-related air quality impacts would be reduced to a level of insignificance. In addition, the DBI would also review plans with regard to potential fire hazards.

Archeological Resources

The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that the proposed project would not adversely affect CEQA-significant archeological resources.⁷

Exempt Status

The proposed project would involve minor interior and exterior alterations to the existing building. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption for interior and exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Therefore, the proposed alterations would be exempt under Class 1.

The proposed project would also involve the addition of approximately 1,168 square feet to the existing 6,291-square-foot residence. As a result of the addition, the building would be approximately 7,459 square feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than fifty percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. Therefore, the proposed addition would also be exempt under Class 1.

⁷ This analysis is summarized from a Planning Department technical memorandum (Randall Dean, staff archaeologist, to Don Lewis, Planner, January 3, 2012), which is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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Project Address: 260 Green Street
Block/Lot: 0113/042
Case No.: 2011.1391E

Date of Review: June 15, 2012 (Part II)

PART II: PROJECT EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject property is located on an irregularly-shaped parcel at the northwest corner of Green Street and Calhoun Terrace in the Telegraph Hill neighborhood of San Francisco. Constructed in 1935 (with exterior alterations circa 1965, 1988, and 2004), based on designs by architect Louis Schalk, this is a three-story, wood frame, single-family residential building. The following building description is excerpted from Carey & Company Inc. *Impacts Assessment for 260 Green Street* (December 13, 2011); more detailed description information can be located in this report.

The subject parcel is located at the dead ends of both Green Street and Calhoun Terrace and the building is perched on the edge of the steep hillside overlooking Sansome Street. A long sloped driveway leads from Green Street to the house, which has a deep front setback. A two-car garage sits half a level below the first floor. A brick switchback walkway and stairs lead up to the main entry terrace on the second story.¹

The following is excerpted from the Carey & Company report:²

The building has a complex plan with a deck or terrace at each level. The slate shingle mansard roof slopes toward the south, east, and west. The building is clad in wood shingles and has wood frame doors and windows which are painted black, vary in lite pattern and are either casement or fixed with casement side lites.

¹ Carey & Company Inc., *260 Green Street, Impacts Assessment* (December 13, 2011), pg. 2.

² Carey & Company Inc., pgs. 2-4.

The building has three fully exposed elevations on the south, east, and west. The north elevation abuts a residential building on Calhoun Terrace. A narrow light well at the north side of the building plan cuts through all three floors. There are two multi-light casement windows on the west wall of the light well. On the south wall, [there are] two multi-light and two single-lite windows of various sizes and a glass door.

The primary south elevation is composed of two offset wall plans separated by a terrace. The wall plan in the foreground features two wood panel garage doors under a slate shingle awning. There is also a multi-lite window above and a single-lite window beside the garage doors. The wall plane in the background extends up to the third floor and is punctuated by two small single-lite windows and two sets of glass doors. The main entry doors are recessed beyond this plane. An octagonal volume at the east end of this elevation contains paired casement windows at the second floor and a terrace at the third floor. [At west end of the elevation, a projecting bay with terrace above extends from the second story.]

Other than its overall form and low-slung massing, the subject building appears to retain few historic features or original fabric. Photographs from the 1960s and at time of designation of the Telegraph Hill Historic District help document the numerous changes that have occurred (attached). The 1960s photograph (exact date unknown) shows the south (front) elevation clad with horizontal siding and fenestrated with multi-lite casement windows and French doors. The photograph of the building in the historic district designation report (circa 1980) shows the east elevation; the building base appears to be masonry (painted concrete or stucco perhaps), the upper floors are clad with dark wood shingles, there is a projecting planter box at center of second floor, and windows are multi-lite casement sash. Based on these photographs it appears that the horizontal siding was replaced with wood shingles sometime between circa 1960 and 1980. Fenestration location, pattern, and style on all elevations has been substantially altered between 1960 and the present. Some, but not all, of these changes are documented in permit records.

Permit records indicate that a Building Permit was issued for interior and exterior work in 1988.³ Exterior alterations in the 1988 permit appear to have occurred at all elevations and to have included replacing single doors with double doors, replacing window sash to match existing, infilling openings, cutting new openings, or increasing the size of openings. The 1988 plans show existing and proposed multi-lite window sash on all elevations. In 2004, a Certificate of Appropriateness and Building Permit were issued to modify two windows at the front (south) elevation and to remove rooftop mechanical equipment. Documentation in the Certificate of Appropriateness case file shows that majority of windows and doors on south and east elevations are single-lite sash. It is not clear from permit records when these changes were made.

For this project, Carey & Company prepared a window survey to document existing window sash.⁴ Existing sash are a variety of multi- and single-lite casement and fixed sash. With one or two exceptions

³ The Telegraph Hill Historic District was designated on November 13, 1986. There is no record of a Certificate of Appropriateness for the exterior alterations associated with the 1988 Building Permit.

⁴ Carey & Company Inc. *Window Survey for 260 Green Street* (February 28, 2012).

at the light well, all window sashes appear to be replacements. The majority of existing windows also appear to be in new, relocated, or re-sized openings. Fenestration that appears to be in original, or historic, locations is limited to the projecting bays and octagonal bay and several windows on north (rear) and west (side) elevations.

The property is located in the RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property, formerly known as the Dr. and Mrs. Hans Klussman House, has been designated as a contributing structure within the Telegraph Hill Historic District pursuant to Article 10 of the Planning Code. The Telegraph Hill Historic District, which is significant under California Register Criterion 1 (Events) and Criterion 3 (Architecture) for the period from 1850 to 1941, was designated as a San Francisco Historic District in 1986.

Based on its listing on the Local Register, 260 Green Street is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: JUNE 20, 2012; PREPARED BY LUNDBERG DESIGN

PROJECT DESCRIPTION

The proposal is for exterior and interior alterations to the existing single-family residence. As part of the project entitlements, a Certificate of Appropriateness from the Historic Preservation Commission would be required.

In detail, the proposed scope of work includes:

- Excavation at the existing garage level to create a new basement level;
- Installation of new steel garage doors;
- Installation new window openings at 1st floor in place of existing garage doors;
- Replacement of existing shingle siding with painted horizontal wood siding;
- Replacement of all existing windows;
- Creation of new window openings at all four elevations;

- Installation of new railings at entrance stair and balconies;
- Reconfiguration of driveway and landscaping; and,
- Interior renovation.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant reports:

- ☐ Carey & Company Inc., *260 Green Street Impacts Assessment* (December 13, 2011).
- ☐ Carey & Company Inc., *260 Green Street Window Survey* (February 28, 2012).

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the resource would be materially impaired. The proposed project will not have a significant adverse impact on 260 Green Street, which is designated as a contributory resource to the Telegraph Hill Historic District. Further, the proposed project will not have a significant adverse impact on the Telegraph Hill Historic District.

As noted above in the Building Description, the exterior of the subject building has been substantially altered such that it appears to retain very little historic fabric and few historic features. Other than its overall form and low-slung massing, the subject building retains low individual integrity. While it has low individual integrity, the existing building is compatible in its massing, exterior materials, and response to its sloped setting with the Telegraph Hill Historic District and retains enough integrity to contribute to the district.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the Secretary's Standards:

Standard 1: *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The subject property will retain its existing, and historic, use as a single-family residence. Alterations will increase interior space and modernize the interior without affecting the defining characteristics of the building and its site and environment. The existing building footprint and massing, as viewed from the street, will be retained. Horizontal wood siding and wood window sash that is compatible with the character of the building and the historic district will be installed on visible façades.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2: *The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following:⁵

Site: Walkway and stairs from driveway to main entry; First floor terrace;

Exterior: Irregular rectangle in plan; low-slung massing; multiple wall planes; eclectic fenestration pattern and type; terraces and balconies (at south elevation with solid handrails);

Interior: None.

The proposed project will remove existing landscape features including the driveway and paving and entry stair. A re-graded driveway with lowered slope will be installed in same location as existing. The new walkway and stairs will mimic the entry sequence of the existing conditions while accommodating the lowered driveway grade. The reconstructed driveway and reconfigured landscaping will not remove character-defining features of the site.

Existing window sash and shingle siding will be removed. Installation of new horizontal wood siding will reintroduce a material that appears to be original and will be consistent with the character of the building and historic district. New window sash and fenestration types will not alter features or spaces that characterize the property.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

⁵ It should be noted that the building has been significantly altered in the past – the character-defining features identified herein are those features that are believed to be either original to the building or were added during the district's period of significance.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to any portion of the subject building that have acquired significance in their own right. The subject building has undergone several major alterations, primarily within the past 30 years, which do not appear to have garnered significance in their own right.

Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

Existing solid railings at entry terrace and third floor terraces at south and east elevations will be retained and rehabilitated to comply with Building Code requirements. The multiple wall planes and eclectic character of fenestration patterns and projecting balcony and terrace features will also be retained. Although the walkway and stairs leading to the main entrance will be reconstructed, the location and character of the recessed, raised main entry will be preserved.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

In general, the proposed project adopts an ethos of replacement over repair. However, the material proposed for replacement does not appear to be historic nor does it represent distinctive features. Although they are not compliant with current Building Code existing solid railings at entry terrace and third floor terraces will be retained and augmented to match existing or with open wood pickets to be code compliant. The existing slate shingle roof will be retained and repaired as needed.

Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical cleaning treatments.

Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project would include approximately six feet of excavation for the new garage level. If any archaeological material is encountered during this project, construction would be halted and an appropriate study/treatment would be undertaken, including consultation with the San Francisco Planning Department's Environmental Planning Division.

Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes exterior alterations consisting of: lowered garage level, new siding, new window sash, new or relocated fenestration, new railings, and new driveway and reconfigured landscaping. In general, these alterations would be compatible with the building's historic character, since they do not remove or destroy significant portions of historic materials that characterize the property. The new garage level will change building massing at the front elevation, however, site topography is such that this change will be largely invisible from any public right-of-way and will not substantially alter the configuration of the main entry or entry approach. New horizontal wood siding is consistent with a building of this age and is compatible with the character of the surrounding historic district. New window sash will be wood, which is compatible with the building and district, and will be a combination of multi- and single-lite sash. The variety of sash types, sizes, and lite patterns is in keeping with the eclectic integrity and nature of the building. The limited historical documentation that is available for this building suggests that fenestration was arranged asymmetrically with a greater solid-to-void ratio than currently exists. New fenestration would be appropriately asymmetrical but will generally retain existing solid-to-void ratios. A large curtain wall window will be installed in the light well at a secondary (north) elevation.

Overall, the proposed project introduces new features and additions that are compatible with the property's overall massing, size, scale and architectural features.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project would include new construction of a new garage level and exterior alterations to siding and fenestration. With exception of the new garage level, which is unlikely to be removed at some future time, the new construction would be undertaken in such a manner that if removed in the future, the essential form and integrity of the property would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 6/15/2012

cc: Virnaliza Byrd / Historic Resource Impact Review File
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